



17 Collett Avenue, Singleton

## Heart of Town Convenience

Perfectly positioned in the heart of town, this charming home offers unbeatable convenience - adjacent to local schools, a short stroll to clubs, and an easy walk to nearby shops.

The property features two bedrooms, both with ceiling fans, with the main bedroom also offering a built-in wardrobe and split system air conditioner. The comfortable lounge room includes a second split system air conditioner and ceiling fan, while the kitchen flows into the dining area.

A light filled sunroom at the rear provides an ideal space to relax while overlooking the backyard. Additional features include a single garage with pergola at the rear and handy drive through access to the backyard.

With its central location and practical layout, this home is an excellent opportunity for first home buyers or investors, with an estimated rental return of \$500 per week.

Contact Michael Cruickshanks on 0409 362 130 to arrange your private viewing today.

All information contained herein is gathered from sources we deem to

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### FOR SALE

Price By Negotiation

### AGENTS

Michael Cruickshanks  
0409 362 130  
michael@ljhv.com.au

### AGENCY

LJ Hooker Singleton  
(02) 6572 4930

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be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## MORE DETAILS

Property ID	10XNF79
Property Type	House
Land Area	686 m2
Including	Air Conditioning Built-in-Robes Secure Parking Fully Fenced Ceiling fans

**Michael Cruickshanks 0409 362 130**

Licensee | michael@ljhv.com.au

**LJ Hooker Singleton (02) 6572 4930**

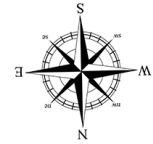
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**TOTAL: 82 m<sup>2</sup>**  
BELOW GRADE: 0 m<sup>2</sup>, 1st floor: 82 m<sup>2</sup>  
EXCLUDED AREAS: SHED: 6 m<sup>2</sup>, GARAGE: 23 m<sup>2</sup>, VERANDAH: 6 m<sup>2</sup>,  
PATIO: 1 m<sup>2</sup>, ALFRESCO AREA/CARPORT: 13 m<sup>2</sup>, SIDE ACCESS 18 m<sup>2</sup>  
WALLS: 11 m<sup>2</sup>

 ALL SIZES, DIMENSIONS & ELEMENTS ARE APPROXIMATE & INTENDED FOR VIEWING PURPOSES ONLY  
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