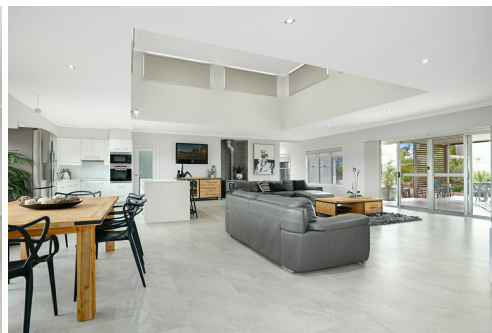




LJ Hooker SOLD



Singleton, 196 Roughit Lane

A Sprawling Family Estate

- Lovingly presented family home
- Sitting on 10.17 hectares
- Approximately 10 minutes to Singleton and 15 minutes to the Hunter Expressway
- The home has been designed in three separate wings
- The hub of the home is the open living, dining and kitchen area
- Smartly presented and well-appointed, the hub features an architecturally designed dormer which allows natural light to fill the living areas
- Lovely kitchen with stone bench tops, walk in pantry and island bench
- Large slow combustion fireplace and two split system air conditioners
- Separate media room
- The kids wing has three spacious bedrooms, rumpus room or large 5th bedroom and a designated study
- The private parents wing has master bedroom, spacious walk in robe and ensuite
- Outdoor entertaining is a breeze with the large alfresco area, along with the north facing

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10

For Sale

Price On Application

View

ljhooker.com.au/10MWF79

Contact

Michael Cruickshanks

0409 362 130

michael@ljhvh.com.au



LJ Hooker Singleton
(02) 6572 4930

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

timber deck

- Double garage with automatic garage doors
- The 120 sqm shed along with its height, allows the possible use for a tradesperson or just plenty of room for all the toys
- Small storage shed, dog yard and chook pen
- An abundance of water with four water tanks and one large dam at the rear of the property
- There is a 11.62 kw solar system comprising 28 panels
- The property is fully fenced and ideal for the horse enthusiast or for a couple of cows
- Conveniently located, close to Singleton and the expressway
- This immaculate property is the ideal home for your family

Contact Michael Cruickshanks to arrange your private inspection today.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

More About this Property

Property ID	10MWF79
Property Type	House
Land Area	10.17 hectare
Including	Ensuite Study Air Conditioning Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage Solar Panels Water Tank Ceiling fans Walk in pantry Fireplace Dam

Michael Cruickshanks 0409 362 130

Licensee | michael@ljhvhv.com.au

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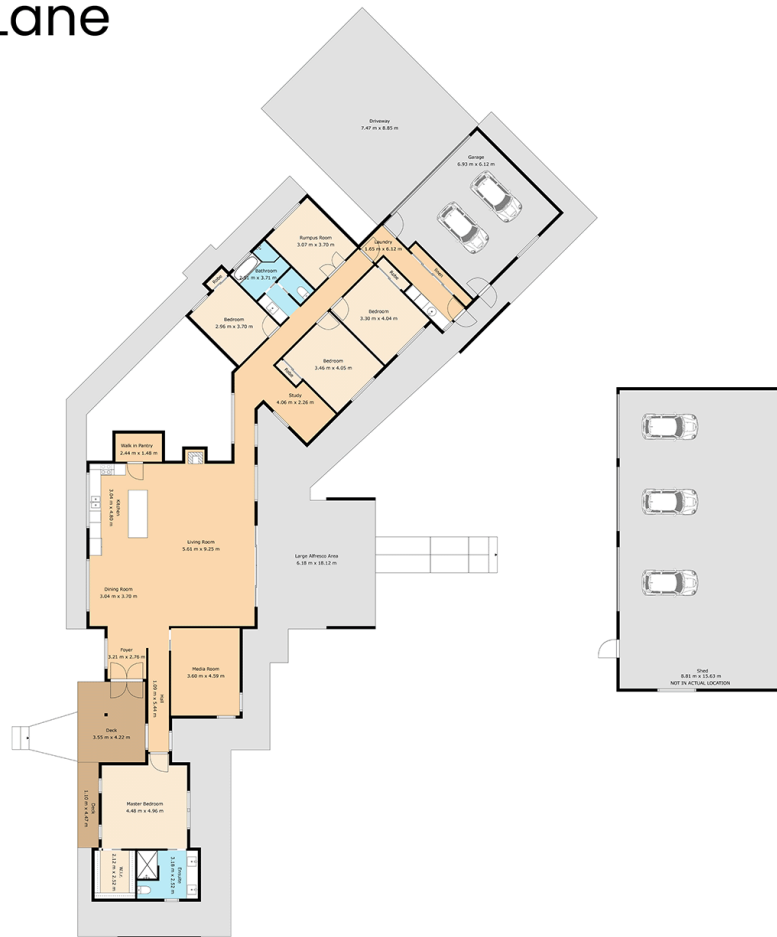
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196 Roughit Lane
Singleton



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