



Singleton, 38 York Street

Well Presented Home in Prime Central Location

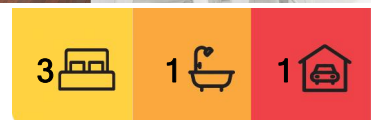
Ideally positioned in the heart of town, this beautifully maintained weatherboard home offers comfort, convenience, and low-maintenance living.

Just a short stroll from the CBD, schools, clubs, and parks, the property also features the added benefit of rear lane access.

Inside, the home boasts three generously sized bedrooms, all with built-in robes and ceiling fans. Two bedrooms open directly onto the sunroom — perfect for morning coffee or relaxing with a book.

The spacious kitchen seamlessly connects to the open-plan lounge and dining area, which flows effortlessly out to a north-facing pergola, ideal for entertaining year-round.

Additional highlights include plantation shutters, ducted air conditioning, a large corner



For Sale

Price By Negotiation

View

By Appointment

Contact

Michael Cruickshanks

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LJ Hooker Singleton
(02) 6572 4930

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

bath, and solar panels to help reduce energy costs. The private, easy-care garden adds the final touch to this delightful home.

Move-in ready and offering unbeatable convenience, this is an outstanding opportunity for buyers seeking quality living in a sought-after central location.

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

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More About this Property

Property ID	10W4F79
Property Type	House
Land Area	403.2 m2
Including	Ducted Cooling Ducted Heating Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels Ceiling fans Plantation shutters

Michael Cruickshanks 0409 362 130
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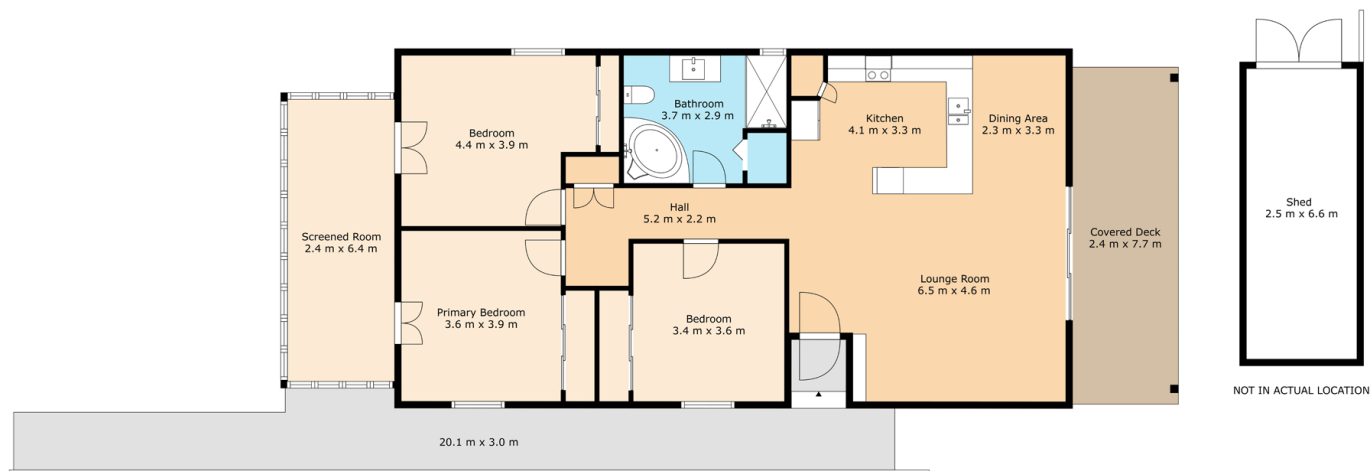
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TOTAL: 117 m²
FLOOR 1: 117 m², FLOOR 2: 0 m²
EXCLUDED AREAS: SCREENED PORCH: 16 m², PORCH: 31 m², COVERED PATIO: 19 m²,
STORAGE: 17 m²
WALLS: 12 m²



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