



38 York Street, Singleton

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 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

3 1 1

FOR SALE
\$630,000 - \$680,000

AGENTS

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

AGENCY

LJ Hooker Singleton
(02) 6572 4930

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.

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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.

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 DETAILS

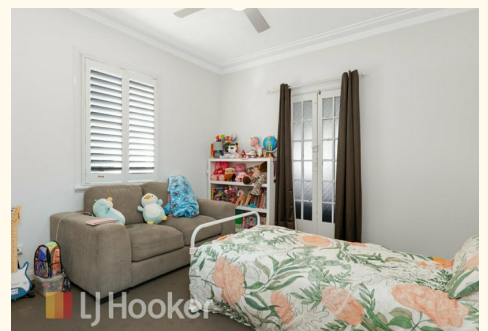
Property ID	10W4F79
Property Type	House
Land Area	403.2 m2
Including	Ducted Cooling Ducted Heating Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels Ceiling fans Plantation shutters

Michael Cruickshanks 0409 362 130

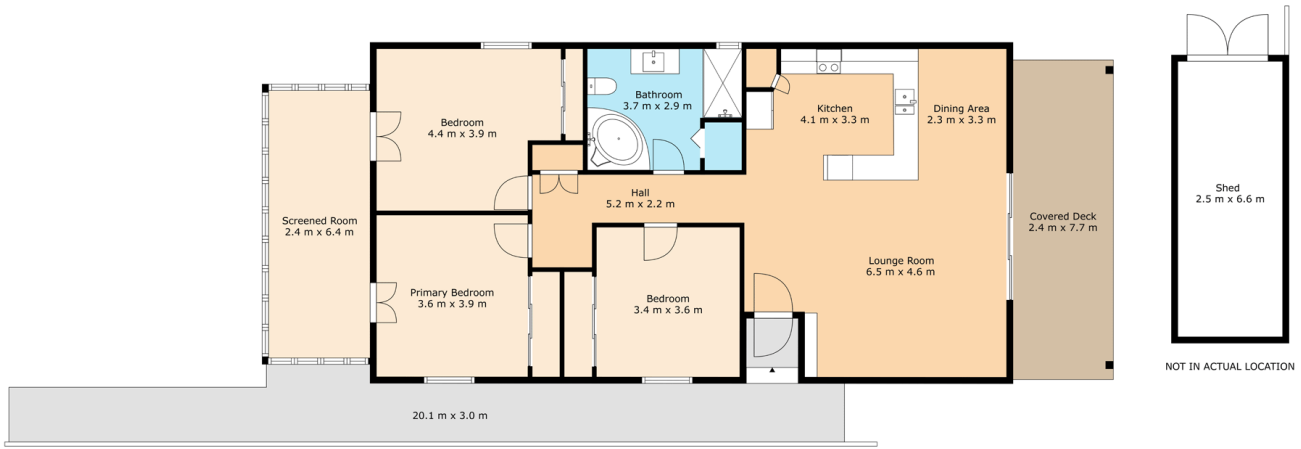
Licensee | michael@ljhv.com.au

LJ Hooker Singleton (02) 6572 4930

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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

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