



23 Federation Drive, Singleton

Coastal Living at Its Best

Wake each day to the fresh sea breeze and embrace the relaxed lifestyle that makes Singleton such a treasured coastal community. Perfectly positioned on a generous 816sqm block, this beautifully maintained family home offers space, comfort, and the kind of laid-back beachside living many only dream about.

Just a short walk from the sparkling shores of Singleton Beach, this inviting four-bedroom, two-bathroom home is designed for families who love both indoor comfort and outdoor living. Whether it's weekend barbecues under the expansive patio, children playing in the huge backyard, or storing the boat ready for your next coastal adventure, this property delivers the lifestyle you've been searching for.

At the centre of the home is a spacious open-plan kitchen, dining and living area, designed for easy family living and effortless entertaining. The updated kitchen features modern benchtops and overlooks the main living space, making it easy to stay connected while preparing meals. Large windows allow natural light to flow throughout, creating a bright and inviting atmosphere, while reverse cycle air conditioning ensures comfort all year around.

A separate front lounge offers valuable additional living space and

4 2 2

FOR SALE

Please Call

AGENTS

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includes a handy study nook, ideal for working from home, homework sessions, or a quiet retreat away from the main living areas.

The spacious master suite features a walk-in robe and beautifully updated ensuite, while the remaining bedrooms are well-sized and serviced by a practical family bathroom.

Step outside and discover a backyard designed for making memories. There's plenty of room for children and pets to roam, with ample space to add a future swimming pool if desired. The large patio creates the perfect setting for long summer evenings spent entertaining family and friends, surrounded by established gardens and lush lawns.

For those needing extra storage or space for hobbies, the powered shed with drive-through rear access is a standout feature. There's also additional parking for a boat, caravan, or trailer, making it easy to enjoy everything this coastal location has to offer.

Property Features:

- 816 sqm block
- Reverse cycle air conditioning with zone control
- Solar panels
- Expansive outdoor entertaining patio
- Huge backyard with room for a future swimming pool
- Powered 6m x 5m shed with drive-through access
- Additional parking for a boat, caravan or trailer
- Four spacious bedrooms and two bathrooms

Thing to know:

Council Rates: \$1250.00 approx

Water Rates: \$1,087.27 approx

Offering the perfect blend of coastal charm, family-friendly space and everyday convenience, this is a home where beachside memories are waiting to be made.

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MORE DETAILS

Property ID	4TGVFF2
Property Type	House
Land Area	815 m2
Including	Study
	Air Conditioning

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