



540 Carrowbrook Road, Singleton

## 25 raMotivated Vendor, Keen To Sell

As the vendors are relocating, this is a fantastic opportunity to secure a quality home from owners motivated to sell.

Situated on the side of rolling hills, is this quality family home with sweeping valley views. Enjoy the peace and quiet where you can hear the neighbouring creek trickle by.

The Tasmanian blackwood timber kitchen includes many quality inclusions: a butler's pantry, Italian granite bench tops, Blackstone double sink, Belling 4 oven, 5 burner induction cook top and Bosch dishwasher.

- This impressive home comprises four extra large bedrooms
- Main bedroom with ensuite and walk-in-robe
- The living and dining room has floor to ceiling windows, taking in the valley views
- Ducted air conditioning and ceiling fans provide year round comfort throughout the home
- Main bathroom with free standing bath, twin basins, plus many other high end inclusions
- A beautiful wrap around verandah, adding space to your living areas & for you to take in the 360 degree views

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.



LAND 8,338 m2

**FOR SALE**

\$1,150,000 - \$1,250,000

**AGENTS**

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

**AGENCY**

LJ Hooker Singleton  
(02) 6572 4930

 **LJ Hooker**

- The double carport also converts into a fantastic BBQ area
- Detached workshop with granny flat, along with more carports and swim spa
- There is a 1 megalitre water licence from the creek, which has numerous taps distributed throughout the property
- Only a short drive to enjoy Lake St Clair - boating, fishing and camping adventures

This delightful property has an abundance of unique and tasteful fixtures and fittings throughout, making the home a dream to live in. Ahh the serenity!

Contact Michael Cruickshanks 0409 362 130 to arrange a private inspection today.

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## MORE DETAILS

Property ID	10UZ79
Property Type	Lifestyle
Land Area	8338 m <sup>2</sup>
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Water Tank
	Ceiling fans
	Butlers pantry
	Wrap around verandah
	Granny flat
	Water tank

**Michael Cruickshanks 0409 362 130**

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

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# 540 Carrowbrook Rd, Mount Olive



**TOTAL: 328 m<sup>2</sup>**  
 FLOOR 1: 90 m<sup>2</sup>, FLOOR 2: 238 m<sup>2</sup>  
 EXCLUDED AREAS: CARPORT: 165m<sup>2</sup>, WORKSHOP: 35 m<sup>2</sup>, PORCH: 109 m<sup>2</sup>,  
 DECK: 166 m<sup>2</sup>, PATIO: 87 m<sup>2</sup>

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