



## Singleton, 540 Carrowbrook Road

### Quality Home With Amazing Views

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



LAND 8,338 m2

**For Sale**

Price By Negotiation

**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.



- 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.

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	10UZF79
Property Type	Lifestyle
Land Area	8338 m2
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**  
 Licensee | michael@ljhvhv.com.au

**LJ Hooker Singleton (02) 6572 4930**  
 7/172 John Street, SINGLETON NSW 2330  
 singleton.ljhooker.com.au | reception@ljhvhv.com.au



540 Carrowbrook Rd, Mount Olive



**TOTAL: 328 m2**  
FLOOR 1: 90 m2, FLOOR 2: 238 m2  
EXCLUDED AREAS: CARPORT: 165m2, WORKSHOP: 35 m2, PORCH: 109 m2,  
DECK: 166 m2, PATIO: 87 m2



ALL SIZES, DIMENSIONS & ELEMENTS ARE APPROXIMATE & INTENDED FOR VIEWING PURPOSES ONLY  
© 2025 Rite Angle Media - All rights reserved  
www.riteanglemedia.com.au



**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.

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