



SOLD

ELEVATED & RENOVATED HOUSE ON HUGE 809 SQM BLOCK

Updated 3 bedroom home on a large block only two streets back from the beach! Get ready to live your dream sea-change lifestyle and all the hard work has been done!

This elevated home has been updated throughout and offers lots of room for the whole family to spread out with multiple living areas, a huge gabled patio with cafe blinds and a rear 5.5 metre x 5.5 metre workshop. Some of the many features include;

- 809 sqm block
- Sunken formal lounge and dining room are adjacent to the kitchen area
- Updated kitchen with stainless steel appliances and dishwasher included, extra bench area has been created which would be ideal as a tea and coffee station
- Freshly painted throughout, new floor tiles and deep skirting boards
- Split system air conditioner to games room
- Wood fire to main living area is ideal to keep you warm all winter long
- Master bedroom to front of the home is spacious with robe and offers an updated ensuite with floating vanity, deep bathtub, modern grey tiling and rainhead shower
- Bed 2 is double in size with laminate flooring
- Bed 3 is queen size, carpeted and with double built in robe
- Updated laundry with long built in benchtop and pull out laundry hamper also incorporates the second shower and separate toilet both of which have been renovated
- Double door linen press
- A huge rear games room is the ideal theatre room with a door for privacy, feature brick walls and a reverse cycle split system air-conditioning unit and it also offers sliding door access to the outdoor entertaining area
- Huge gabled patio (8x 4) is perfect for entertaining, it also offers fixed cafe sunscreen blinds which are great in protecting the area from wind and sunlight
- Terraced rear garden with a large grassy backyard perfect for kids or pets to run around
- For storage or those who like to tinker the rear garden also offers a separate workshop / shed. The shed is 5.5 metres x 5.5 metres and offers a pitched roof with roller door entry. Please note this is unpowered.
- 8 solar panels in place with a 1.5 Kw inverter
- Septic tanks in place

3 BED | 2 BATH | 2 CAR

PRICE:
\$390,500

OPEN FOR INSPECTION:
N/A



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23 Brownrigg Street SINGLETON



Block Size 809m² | 3 Bedrooms | 2 Bathrooms | 2 Car
Internal 160.52m² | External 79.69m² | Total 240.21m²

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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