



**SOLD**

## PICTURESQUE RANCH STYLE RESIDENCE

Situated only 10 minutes drive from Singleton town centre, this Wattle Ponds home sitting on over 12,000 square metres is sure to impress and one you will want to call your own.

Watch the sun set while you relax on the rear verandah of your new 330sqm ranch style property. Utilise the many options for a flexible floor plan that offers privacy to accommodate everyone in the family - teenagers, guests or in-laws.

This property has just been through a refresh with new carpet and is freshly painted.

Features include:

- Large kitchen with a butlers pantry that sits in the heart of the home, overlooking the sweeping view of the fully enclosed rear garden
- Choice of living areas - lounge, family room and open plan area
- Large walk in wardrobe in the master bedroom
- Ensuite offering a large corner bath that overlooks the serene garden with separate shower and WC
- 3 more large bedrooms, all with built-in robes
- Study or 5th bedroom
- Full family bathroom with separation to the bedroom wing that allows for further privacy
- Separate laundry
- Front and back bull nose verandah offering plenty of choice to follow the sun and take in the views around the house
- Large double garage offering enough space for two vehicles plus work and storage areas
- Side access and loads of space to add sheds, pool, spa etc
- Back garden is fully cleared, fenced and level - horses allowed subject to appropriate fencing
- 45 solar panels
- Water tanks provide water to gardens and lawns

Situated in the catchment area for Singleton Public and Singleton High School, there is also a bus run that picks up and drops off door to door during school days.

This property has loads of potential - organise an inspection today to see the opportunities on offer!

**5 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$710,000**

**OPEN FOR INSPECTION:**  
**N/A**



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