



FOR SALE

MODERN DUPLEX NO STRATA FEES

Situated on a quiet street within The Pinnacle, a sought after area in Singleton Heights, this oversized duplex is ideal for those that like to entertain, want to be close to local shops, childcare, parks and schools. This property will suit first time buyers, downsizers and investors alike.

Notable features include:

- Freshly painted, presents like new!
- Modern kitchen with stainless steel appliances, electric ceramic cooktop, built-in oven and dishwasher
- Master bedroom with large walk through robe to ensuite
- Two generous sized living areas full of natural sunlight
- Large family bathroom with freestanding bath and separate shower
- Oversized internal laundry with plenty of storage
- Single lock-up garage with internal access
- Foxtel, water tank, skylights, five ceiling fans and split system air conditioning
- Covered entertaining area
- Private fully fenced yard and established gardens, no neighbours behind
- Available side access for shed or to park your trailer
- 404sqm block
- No strata fees

Potential rental return \$400 - \$430 per week which could generate a 4.8% net return on your investment

Contact Alicia on 1300 044 140 today to organise an inspection.

Disclaimer

This information has come from the Vendor and the Agent cannot guarantee the accuracy of the information provided. Purchasers should make every effort to conduct their own independent enquiries and investigations and satisfy themselves of all aspects of such information including without limitation any income, rentals, dimensions, areas, zoning and permits

3 BED | 2 BATH | 1 CAR

PRICE:

\$385,000 - \$399,000

OPEN FOR INSPECTION:

N/A



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Main Room Dimensions:

Lounge: 4.2m x 4.2m

Living and Dining Area: 5.8m x 4.9m

Kitchen: 4m x 2.6m

Main Bedroom: 4.4m x 3.2m

Bedrooms Two and Three: 3.2m x 2.8m

Garage: 5.9m x 3m



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.