



# FOR SALE

## IMPRESSIVE FAMILY HOME WITH SEPARATE GRANNY FLAT

It's with great pleasure @realty brings to the market this gorgeous character filled family home. Boasting approx 268sqm of internal living space, it is tucked away on a generous 822sqm block in the ever-popular beachside suburb of Singleton. A purpose built granny flat/guest house in the backyard, stunning below ground pool, large alfresco area, huge bedrooms and multiple living areas are just a few of the many features on offer and a viewing will not disappoint. Homes of this size & calibre, particularly in such a sought after pocket of Singleton, rarely come to market and I would urge you to come along to our home open this weekend.

Built in 1999 by Wilson & Hart this super sized home will accommodate the largest of families with 5 large bedrooms, separate study plus 2 large living spaces. Some of the many features of this home include;

- \* Very spacious formal lounge/dining/entertaining space at the front of the property
- \* Huge master bedroom with large walk in robe and en-suite with corner spa bath
- \* Fantastic separate study/home office, perfect for those working from home
- \* Spacious open plan living area comprising meals, family and games areas with high ceilings
- \* Well appointed kitchen with heaps of bench space and storage
- \* 4 further queen sized minor bedrooms all with built in robes and 3 bedrooms also have built in desks
- \* Large family bathroom & practical laundry complete this carefully considered floor plan
- \* Ducted reverse cycle air conditioning, gas hot water system
- \* Marble tiled flooring to open plan living area
- \* Solid Jarrah timber flooring in formal lounge/dining areas, study & bedrooms
- \* Large outdoor entertaining area with gable patios to the rear and side of the property
- \* Large lawned area at rear, perfect for kids and or pets
- \* Purpose built Granny Flat/guest suite with great sized living space & well appointed en-suite

Perfectly positioned, this home offers the relaxation of coastal living, whilst maintaining a convenient proximity to shops, schools & parks. Take a short drive to Singleton Beach where you can enjoy a swim, jog or walk along our stunning coastline. The kids will love the fact that they can walk to Singleton Primary School and Harmony Park, continue further and you will find Singleton's fantastic local bakery and if Pizza is your thing you wont be disappointed at the

5 BED | 2 BATH | 2 CAR

PRICE:  
UNDER CONTRACT

OPEN FOR INSPECTION:  
N/A



**Lisa Drylie**  
**0433048512**

[lisadrylie@atrealty.com.au](mailto:lisadrylie@atrealty.com.au)

[www.lisadrylierealestate.com](http://www.lisadrylierealestate.com)