

10 Loder Avenue, Singleton, NSW 2330

THE AGENCY

Sold House

Saturday, 19 August 2023

10 Loder Avenue, Singleton, NSW 2330

Bedrooms: 2

Bathrooms: 1

Parkings: 5

Area: 670 m2

Type: House



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\$465,000

Perfectly positioned in the heart of convenient Singleton, this charming, two-bedroom weatherboard cottage offers the ideal investment opportunity. The property is currently leased for \$550 per week, with a rental yield of 6%. Beyond the entry, find a light, bright living room with garden views and beyond is the central kitchen and dining area with timber-look floors. The kitchen enjoys modern features and ample storage, while both bedrooms boast built-in robes while the bathroom has a combined bath and shower, vanity and toilet. Couples and small families will also enjoy this home's neat charm and its 670sqm block, with ample parking options including a single car garage/workshop, double garage, and four car carport. - Neat and tidy two-bedroom home is an ideal investment, currently leased at \$550 p/w- Great opportunity to capitalise on low-maintenance home, close to shopping precincts- Couples, small families will also enjoy this cute home on a sprawling 670sqm block- Ample parking with a double garage, single garage/workshop, and a large carport- Beyond the fresh weatherboard exterior, find a large, light living room with new carpet - Flow to dining and kitchen with modern timber-look floors, split system air conditioning - Dining space opens to backyard via sliding glass doors, kitchen offers garden views- Modern kitchen also features Westinghouse 4 burner gas cooktop, Chef electric oven- There is ample bench and storage space, microwave niche, dual stainless-steel sink- Two adjacent bedrooms have fresh carpeted floors and both boast built-in wardrobes- Nearby bathroom is spacious and bright with combined bath/shower, vanity, and toilet- Backyard with sprawling lawn space for the kids or pets, covered alfresco and toilet- This isn't forgetting the split system air conditioning, ceiling fans and NBN connection- Stroll to Gowrie Street Mall or Singleton Plaza, or a short drive to all local facilities Council Rates \$2,716pa Water Rates \$751pa