

**11 Brucedale Avenue, Singleton, NSW 2330**



**Sold House**

Tuesday, 20 February 2024

11 Brucedale Avenue, Singleton, NSW 2330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 673 m2**

**Type: House**



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## Contact agent

This four bedroom home situated in a quiet, downtown area offers a versatile and family-friendly floor plan.\* Huge timber kitchen is spoilt for bench space, storage and breakfast bar and is equipped with an electric oven, modern induction cooktop with rangehood and LG dishwasher. It has a view outside to watch the kids enjoy the large fully fenced backyard.\* Lounge room opens onto the elevated front balcony, offering a pleasant breeze and view of the leafy surroundings\* Meals / sitting area off kitchen plus a separate dining area for formal gatherings\* Timber floor boards and ducted air conditioning to living areas and upstairs bedrooms \* The three upstairs bedrooms feature built in robes, ceiling fans and air conditioning with the spacious master bedroom overlooking the peaceful, treelined street \* The three way main bathroom can accommodate the needs of the whole family with double sink, oversized vanity, bath, shower and separate toilet\* Downstairs bedroom with fireplace and access outside to the private paved courtyard plus an additional study / fifth bedroom\* Downstairs is ideal for a work-from-home office or a retreat for night shift workers\* Downstairs also offers a spacious laundry with external access, extra toilet and shower and built in cupboards \* Double garage plus workshop and storage area, a 'perfect mancave' that could be used as a gym or for room to store all the tools and toys\* Foyer/mud room and understair storage\* Double gate side access to the generous backyard with heated, salt water inground poolThis home offers comfortable and functional living along with a convenient town location, making it an attractive option for many buyers!