

**12 Big Ridge Lane, Singleton, NSW 2330**

**Bailey**

**Sold House**

Saturday, 19 August 2023

12 Big Ridge Lane, Singleton, NSW 2330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Melanie Sunderland

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## Contact agent

Located just 5 minutes drive from the centre of Singleton, this renovated family home offers a wonderful rural lifestyle on 1.409HA (3.5 acres approx). Surrounded by farming land with access to quiet country trails, the property also offers fantastic views to the Brokenback Ranges. Featuring four bedrooms plus a study, the home is ready to move in with nothing to do. The centrally located kitchen is modern and well appointed with a large pantry and stone bench tops. Two adjacent living areas are spacious and feature a recently installed wood burner plus a split system a/c for the warmer months. The large master bedroom with a/c unit, ceiling fan, ensuite and large built in robe offers beautiful views of the distant ranges. The remaining three bedrooms are well proportioned and all feature built in robes and ceiling fans. Outside there's three acres of relatively level land with two dams and plenty of room for a pony or two. The 7m x 7m shed provides storage for plenty of bikes and outdoor equipment, plus there's an adjacent 10m x 7m undercover parking area for vehicles, caravans or trailers. Offering a recently installed new salt water chlorinator, the pool will be perfect for hours of entertainment during the summer months. Water is provided by a 100,000 litre tank. Meticulously cared for with the added bonus of recently updated hot water system and house pump, this lovely property is the perfect ready made small rural acreage.