

# 15 Singleton Street, Broke, NSW 2330



## Sold House

Friday, 25 August 2023

15 Singleton Street, Broke, NSW 2330

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 2023 m2

Type: House

## Contact agent

Discover the perfect blend of simplicity and natural beauty in this cozy home nestled in the beating heart of the charming Broke village. Only seconds away from a local favourite; Magoony's Coffee House and just a stone's throw from the region's wineries and restaurants, this home is an opportunity not to be missed! Entering the home off the front deck, it is screened for privacy from the road by Australian native plants. As you step foot inside, a warm fireplace beckons the dining room; adjoining the kitchen and living room. At the heart of the home is an inviting kitchen which includes a large walk-in pantry - and window through to the living room - to keep an eye on the kids! The exposed wooden beams on the ceiling add an element of space and luxury, as well as the glass sliding door to the front deck and green bushy outlook. A journey down the hallway leads you to the convenient three-way bathroom and three bedrooms. Follow its allure down through the kitchen to a sunroom nestled between two expansive bedrooms and a back deck overlooking the spacious yard. Rear lane access is a further bonus of this property as well as a lock-up garage for two cars to the side of the house. In a locale that embraces warm summers and cool winters, this residence has you covered. With split system air-conditioning, ceiling fans and a slow combustion fireplace, your comfort is a year-round priority. The home is fitted with a 3.91kW solar system - with a total of 13 panels. With a view of Yellow Rock right at its doorstep, this property offers a tranquil escape from the everyday hustle. Set on a generously sized block size of 2023m<sup>2</sup>, this is your chance to own a piece of paradise in Broke. If you think it might be your next move, please get in touch with one of our team to arrange a closer look.

- Cozy family home
- 4 bedrooms + large family room/office
- 1 bathroom
- Large 2023sqm block with rural outlook
- Great views of Yellow Rock
- Lock-Up garage for 2 cars
- Town Water, Tank Water and Bore Water