

**17 Singleton Street, Broke, NSW 2330**



**Sold House**

Wednesday, 23 August 2023

17 Singleton Street, Broke, NSW 2330

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Area: 2024 m2**

**Type: House**



Kurt Musgrove  
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Garry Musgrove  
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**\$650,000**

Located on the doorstep of the Hunter Valley surrounded by wineries, restaurants and scenic mountain ranges, the boutique village of Broke offers a quiet rural atmosphere perfect for families and investors alike. Nicely situated across the road from farmland encompassed by the Brokenback Ranges, this well-appointed home has loads of potential with multiple large living spaces, two bathrooms, three bedrooms and fantastic outdoor spaces. The home has a large lounge and dining room at the front adjoining an undercover verandah while there is a huge family room with a fireplace and built-in bar at the rear of the house leading onto a covered entertaining area overlooking the large, flat grassed yard. All three bedrooms and living spaces have ducted air-conditioning while the main bedroom also has a split system aircon and roller shutter blind. A central kitchen features electric appliances and ducted aircon as well. 21 solar panels on the roof will keep electricity bills to a minimum. Perfect for car enthusiasts, home businesses and workshops, the property boasts ample shedding with a 2-car garage and double carport attached, two large storage sheds and an additional 7.5m x 8.2m carport with a high roof line and mezzanine. Offering great family living in the beautiful Broke Village, the property is only 700m to the newly improved local park, skate park and general store/takeaway shop or a 650m walk to Broke Primary School. This is an opportunity to join the tightly held community of Broke. Contact us today for more information. Kurt Musgrove: 0497 281 475 Garry Musgrove: 0429 663 026 Property Code: 343