

**2 Royce Street, Singleton, WA 6175**

**House For Sale**

Friday, 9 February 2024

AQWASUN  
ESTATE AGENTS

**2 Royce Street, Singleton, WA 6175**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1163 m2**

**Type: House**



Aaron Rolt  
0895371220



Annette Rolt  
0409489534

**From \$499,000**

(Tenanted to July 2024) This home is ideal for the beach lover as it is located just a short walk to the pristine beaches of Singleton, with parks, transport & primary school also in easy reach. The home is located in a desirable area with plenty of space and potential. This fantastic 1,163sqm corner block offers so many options for the discerning buyer to renovate, extend or keep as is for the time being. Here are some key features and information about the property:- Ducted Evaporative air con- 3 bedrooms, 1 semi en suite bathroom- Two Spacious living areas- Lots of yard space for kids to play -Large patio area - Two street frontages- Side access and a large double shed/garage (as is as doors NOT able to be opened)- Karnup and Lakelands Shopping Centre's are just a short drive- School catchments: Singleton Primary School (1.0km), Coastal Lakes College (2.4km)(Please note that the home is on a septic system as there is no deep sewer available to the area) Call TEAM ROLT - Aaron on 0406 301 229 or Annette on 0409 489 534 to view. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.