

43 Federation Dr, Singleton, WA 6175

House For Sale

Wednesday, 12 June 2024



43 Federation Dr, Singleton, WA 6175

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 770 m2

Type: House



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UNDER CONTRACT

Coastal Realty WA is excited to bring to market 43 Federation Drive, Singleton WA. This property perfectly combines quality craftsmanship and thoughtful layout to create the ultimate family living experience. Situated on a spacious 770sqm corner block, this 4-bedroom, 2-bathroom home offers full rear access to a powered workshop and a separate studio space. It boasts a variety of features that cater to both comfort and convenience.

Interior Features:

- **Solar Power:** The home is equipped with a 5.8 kw solar power system, significantly reducing energy costs and promoting sustainable living.
- **Climate Control:** The main dwelling is fitted with reverse cycle ducted air conditioning, while the separate studio room features a split system air conditioner, ensuring year-round comfort throughout the entire property.
- **Lighting:** The home is enhanced by stylish feature light fittings and modern downlights, creating a warm and inviting ambience.
- **Flooring:** Beautiful solid timber flooring to the main living areas and complimented by high-quality carpets in the bedroom and lounge areas.
- **Master Suite:** The master bedroom is a true retreat, showcasing feature bay windows with elegant plantation shutters, built-in storage drawers, and a spacious wardrobe.
- **Bathrooms:** The fully renovated bathrooms are designed with luxury in mind. The master bathroom includes a free-standing bath and shower in a glass-screened sophisticated wet area. Additionally, feature mirrors, a floating vanity, modern tapware, and neutral finishes complete the contemporary look.
- **Living Spaces:** A separate lounge area includes a convenient study nook, perfect for a home office or study space.
- **Open Plan Living:** The open-plan kitchen, dining, and living area is ideal for family gatherings and entertaining. The kitchen has been beautifully renovated with stone waterfall bench tops, high-quality SMEG appliances, an appliance cupboard, a feature rangehood, and a dishwasher.
- **Bedrooms:** The home includes three generously sized minor bedrooms, all with built-in robes, offering ample storage space for the entire family.
- **Main Bathroom:** The renovated main bathroom features a floating vanity, floor-to-ceiling tiles, feature lighting, and modern fixtures and fittings.
- **Laundry:** The stylish laundry room provides extensive benchtop space and both under-bench and overhead cupboards, ensuring ample storage for all your laundry needs.

Exterior Features:

- **Outdoor Entertainment:** The large gabled wrap-around patio with decking offers multiple zones for entertaining, complete with ceiling fans to keep you cool on warmer days.
- **Access and Storage:** The property provides full rear access through double side gates, ideal for additional vehicle parking or accessing the powered workshop.
- **Studio Room:** The air-conditioned studio room is perfect as a teenage retreat, home office, or business space, offering versatility to suit your lifestyle.
- **Yard Space:** The great lawn space is perfect for kids or pets to play and provides an opportunity for the new owner to create their own pool oasis. Positioned in the beautiful Singleton location, this home is close to local shops and cafés and just a short walk to the stunning Singleton beaches. It also offers convenient access to Lakelands train station and the freeway via Paganoni Road.

To Register Your Interest:

1. Visit our website.
2. Locate the property listing you're interested in.
3. Click on the "Interested to buy" button.
4. Our online platform will guide you through the process of handling your enquiries and submitting offers smoothly.

If you need further assistance, feel free to reach out to our team.

Property Code: 356