

**43 Penson Street, Singleton, WA 6175**

AQWASUN  
ESTATE AGENTS

**House For Sale**

Friday, 3 May 2024

43 Penson Street, Singleton, WA 6175

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 831 m2**

**Type: House**



Aaron Rolt  
0895371220



Annette Rolt  
0409489534

## UNDER OFFER

\* Currently tenanted until 25th June 2024\*Welcome to this tastefully renovated three-bedroom, one-bathroom home that boasts a blend of character and functionality, making it an enticing prospect for both investors and homebuyers. Set on a spacious 831sqm block with convenient 3m wide side access to the rear terraced garden, where there is ample potential for the discerning gardener to turn this blank canvas into something special. Inside, the main living, dining & kitchen areas feature charming high raked ceilings, while an enclosed patio/sunroom at the rear provides additional space and flexibility. The kitchen has been renovated & offers lots of bench & cupboard space. The property has three good-sized bedrooms all of which have high raked ceilings and are serviced by a generous, renovated family bathroom, Additional features such as split system air conditioning to the master bedroom, nbn connected, a single carport, and workshop space at the rear that enhance the property's appeal. Bore reticulation offers convenience for maintaining the spacious front garden. The property is also on a septic system as deep sewer is not available. Located near Singleton Beach, parklands, Singleton Beach Primary School, public transport, and shopping centers, the property offers a desirable lifestyle with easy access to amenities.- Current rental amount is \$550pw\*Please note that the open area adjacent to bedroom three and the studio room are both located under the enclosed patio/sunroom that runs the length of the western side of the home and also that the enclosing of the the rear of the carport all of which are not approved as living areas & may not have approvals & is 'as is'. The location of the laundry trough & the laundry plumbing & pipework is as is.\*While this description provides a comprehensive overview, buyers are advised to conduct their own due diligence to ensure the accuracy and suitability of the property. 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 due diligence inquiries about the property & its suitability.