

**13 Federation Drive, Singleton, WA 6175**

*Elders*

**House For Sale**

Wednesday, 8 November 2023

13 Federation Drive, Singleton, WA 6175

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 818 m2**

**Type: House**



Bernie Egan  
0433707633

## Offers Invited

This incredible property boasts an endless list of added extras starting with a truly impressive extension, with an epic enclosed alfresco area that offers an entire extra wing to the already existing and generously spaced residence. With up to 5 bedrooms on offer, 2 bathrooms, a formal living area, plus a kitchen, dining and sunken lounge internally, you then have that enclosed alfresco, a workshop, gated side access, extra wide driveway with secondary parking for the boat, plus a lawned rear yard with freestanding summer house, leaving you with a multitude of options for relaxation or entertaining, all just moments from the beach. Sitting on an 818sqm\* block, every inch of land has been used to perfection to create extensive living options and a seamless indoor to outdoor transition, and with schooling at the end of the road, tranquil parklands and your choice of shopping precincts just a little further, not to mention the white sandy beaches and surf breaks beyond, you have a family orientated position and an appealing option to a range of buyers. Features of the home include:- Spacious master suite with overhead fan, carpeted flooring, an extensive walk-in robe with built in cabinetry and an open ensuite with bath, shower enclosure, dual vanity and separate WC- Three great sized minor bedrooms, all with built in robes and carpeted flooring- 5th bedroom or study with storage and carpet under foot - Family bathroom with shower, bath and vanity, with a sizeable laundry with storage and a separate WC - Charming centrally placed kitchen, with ample wraparound cabinetry, an in-built wall oven and gas cooktop, dual drawer dishwasher, stone benchtops and a freestanding island - Dining area opposite the kitchen, with a warming wood fire and ceiling fan - Sunken family living area, with a split system air conditioning unit, another effective ceiling fan and easy access to the alfresco - Formal lounge room off the main entry, with plush carpet, yet another overhead fan, and an activity nook to the side - Ducted air conditioning to the entire property- A mix of carpet and timber effect flooring throughout - Sensational enclosed alfresco area of sweeping proportions with a mix of tile, decking and concrete flooring, a soaring gabled roof, ceilings fans and a split system air conditioning unit to create another complete living area - Lawned rear yard with an established olive tree, plus a summer house and built in BBQ, and brick or gravel pathways to meander around the garden - Roller shutters to the windows and a solar panel system for efficiency - Large workshop with roller door - Double garage with widened driveway, side gate and additional hardstand for parking the boat or caravan Built in 1996, this vast property offers a unique layout with the original residence seamlessly merging with the extended alfresco to create a comfortable and convenient abode close to all the local amenities, with space for even the largest of families to spread out and enjoy. Contact Bernie on 0433 707 633 today to arrange your viewing!The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk-through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.