

**32 Fanning Way, Singleton, WA 6175**



**House For Sale**

Wednesday, 3 July 2024

**32 Fanning Way, Singleton, WA 6175**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1115 m2**

**Type: House**



Ryan Brown  
0893391006

## Offers from 1.1 million

All offers will be presented Wednesday 17th July. Welcome to your dream coastal home, perfectly situated just meters from the beach! This immaculate property boasts an array of exceptional features designed to enhance your lifestyle, combining modern conveniences with a relaxed, beachside atmosphere. Experience ultimate comfort throughout the year with the Daikin reverse cycle air conditioner. This state-of-the-art system provides efficient heating and cooling, ensuring a perfect indoor climate regardless of the season. Embrace sustainable living with the impressive 13.2kW solar panels and 10kW battery storage system. This magnificent home also features quality ceiling insulation and Anticon for extra climate control. The expansive honed aggregate alfresco area is a true outdoor sanctuary. The remote-controlled electric blinds provide seamless control over sunlight and privacy, creating an inviting space for effortless outdoor enjoyment, whether you're hosting a barbecue or simply unwinding with a book. Equipped with Wi-Fi entertainment speakers, it allows you to enjoy your favourite music while relaxing or entertaining guests. Additionally, the area features hot and cold water, power, and mains gas outlets, making it ideal for setting up an outdoor kitchen or hosting gatherings with ease. For those who love tinkering and creating, this property is a dream come true. It includes a 4-tonne clearway hoist, perfect for car enthusiasts or DIY projects. The main shed boasts a large mezzanine floor, providing ample storage space, while the extra height in the main triple-carport, with roller doors, accommodates larger vehicles and offers fantastic access from the front of the home to the rear. Green thumbs will be thrilled with the bore reticulation system that ensures your garden remains lush and vibrant. The established gardens include a passionfruit vine, pomegranate bush, and lemon tree, adding a delightful touch to your outdoor space. With a generous 1115m<sup>2</sup> of land, there's plenty of space for a pool, making this property perfect for creating a homely oasis. Features include but not limited to:- Built in 2019- 4 bedroom, 2 bathroom plus theatre and powder room- Established and reticulated gardens with a reticulated bore- Solar panels- Ducted reverse cycle air conditioning- Alfresco with remote controlled retractable blinds- Large 1115m<sup>2</sup> block- Large powered workshop/shed with car hoist Contact Exclusive Listing Agent Ryan Brown on 0477 900 144 for more information or to arrange a viewing. DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties 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 enquiries.