

**44 Wattle Ponds Road, Singleton, NSW 2330**

**House For Sale**

Wednesday, 3 July 2024



44 Wattle Ponds Road, Singleton, NSW 2330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 783 m2**

**Type: House**



Nicole Ainsworth  
0265721447

**\$825,000**

Located in popular Hunter view estate is this spacious family home with manicured buffalo lawn, established low maintenance gardens & situated on a level 783m<sup>2</sup> block \* Master suite is light filled & includes split system AC, ceiling fan, walk in robe, ensuite and is privately positioned at the front of the home away from the bedroom wing\* Office & formal lounge also at the front of the home with privacy window tint & lounge with AC\* Entertainers will love the functional living space with combined kitchen, family & dining room flowing easily to the covered hard wood deck.\* Galley style kitchen equipped with double free standing oven with 5 hob gas jets, dishwasher & large fridge space\* Bedroom wing has three good sized bedrooms with built in robes, ceiling fans and in close proximity to the main bathroom\* Main bathroom is in immaculate condition with bathtub, shower, floating shelves, hand basin & separate WC\* Laundry is generous in size with ample cabinetry & handy bench space, also external access to the yard\* Further quality inclusions: concrete pad caravan storage, garden shed, modern colour palette, double storage cupboard on entry, downlights, stylish pendant lighting, new light switches throughout & lovely established gardenia hedge & lawn Council Rates: Approx. \$726 / quarter Rental return expectation: \$700 / week 2007 Build