

# 1/18 Market St, Singleton, NSW, 2330



## Townhouse For Sale

Tuesday, 6 August 2024

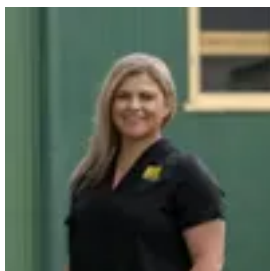
1/18 Market St, Singleton, NSW, 2330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Emily Moore

## Investment Opportunity... 4 Bedroom Townhouse in Boutique Complex!

Positioned in a quiet & conveniently located downtown complex of just three is this well presented, spacious & modern townhouse. Holding the largest portion of the strata plan with a floor space of 355sqm\* this quality townhouse features:

- Four generously sized bedrooms over two levels, three with built-in wardrobes
- Modern kitchen with ample storage space, gas cooktop, corner pantry, dishwasher & quality appliances
- Meals area adjoining kitchen
- Ducted air-conditioning throughout the upper level, split system reverse cycle air-conditioning downstairs & ceiling fans throughout
- Light & airy living room which opens out on the upstairs verandah
- Additional tiled living area downstairs
- Upstairs & downstairs bathrooms, main bathroom with separate toilet
- Single carport & lock up garage with internal access
- Impressively large grounds for a townhouse that are secure & very low maintenance
- Within walking distance to pubs, clubs, cafes, schools, parks, hospital & churches

1/18 Market Street, Singleton presents an attractive investment opportunity with a secure tenancy in place for a fully furnished & serviced contract to a reputable mining maintenance group. The current rental return is \$4,950.40 per month until 20 June 2025 & all furniture is included.

Yard Space: 110sqm\*

Rates: \$623.00 p/q

Strata Levies: \$1,336.15 p/q

\*approximately