

# 1 Berry Pl, Singleton Heights, NSW, 2330

## House For Sale

Friday, 13 December 2024

1 Berry Pl, Singleton Heights, NSW, 2330

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

## DREAM FAMILY HOME WITH FIREPLACE, POOL & PRIME CORNER POSITION!

Nestled on a spacious 811 sqm corner block, this stunning 235 sqm family home is designed for modern living and effortless comfort. With four generous bedrooms, the main bedroom offers a private retreat with an en-suite and walk-in robe. The remaining bedrooms feature built-in robes, ensuring ample storage for the whole family.

The heart of the home is a chef's delight a stylish kitchen with modern appliances, generous storage, ample bench space, and a handy dishwasher. This flows into an open-plan living area, complemented by a cozy wood fireplace, a separate family room, and a media room, creating perfect spaces for relaxation and entertainment. Additional features include a convenient laundry, split system air conditioning, ceiling fans, and energy-efficient downlights.

Step outside to your private paradise, featuring a sparkling inground pool and a spacious undercover entertainment area, perfect for gatherings with loved ones. Solar panels enhance efficiency, while the triple garage provides room for vehicles and extra storage. Don't miss this incredible opportunity to enjoy comfort, style, and convenience in a home built for year-round enjoyment!

Potential rent: \$805 per week

### House Features:

- 4 Bedroom
- 2 Bathroom
- Laundry room
- Kitchen area
- Dining area
- Living area
- Lounge / Family Room
- Media Room

### Property Features:

- Undercover Entertainment
- Corner block
- Solar Panels
- Inground pool
- Garden shed
- Water Tank
- 3 Garage space

### Area Features:

- 6 minutes drive to Colleen Gale Children's Centre
- 8 minutes drive to Singleton Elc - Childcare Centre
- 8 minutes drive to Civic Avenue Early Learning
- 4 minutes drive to Singleton Heights Public School
- 8 minute drive to Singleton Public School
- 9 minutes drive to King Street Public School
- 9 minutes drive to Singleton High School
- 8 minutes drive to St Catherine's Catholic College
- 9 minutes drive to Hunter Tafe - Singleton Campus
- 10 minutes drive to Australian Christian College Singleton
- 5 minutes drive to Singleton Heights Medical Practice
- 9 minutes drive to Singleton Hospital
- 10 minutes drive to Singleton Doctors

8 minutes drive to Singleton Police Station  
9 minutes drive to Fire And Rescue Nsw Singleton Fire Station  
9 minutes drive to Woolworths Singleton  
8 minutes drive to Singleton Centre Shopping Mall  
9 minutes drive to Singleton Square  
4 minutes drive to Alroy Oval sport complex  
5 minutes drive to Singleton Heights Sports Ground  
11 minutes drive to Singleton Station

Singleton Heights is a welcoming community that combines suburban charm with easy access to essential amenities, making it ideal for families, professionals, and retirees. The area boasts quality schools, local shopping options at Singleton Heights Shopping Centre, and recreational spaces like Alroy Oval and Singleton Heights Sports Ground. Lake St Clair is nearby for outdoor enthusiasts, offering scenic spots for fishing, boating, and camping. The neighborhood is well-connected, with convenient access to the New England Highway and public transport to nearby cities. Healthcare needs are well-covered with Singleton District Hospital and local clinics close by, and the area's strong community spirit is evident through local events and gatherings that enhance its friendly atmosphere.

Development Zone: General Residential

BE SURE NOT TO MISS OUT.

Please call Jose on 02 8916 6488 as this top location is sought after and will not last.

Disclaimer: Winners Choice Real Estate believes that all information contained herein to be true and correct to the best of our ability and in no way misleading, however, all interested parties are advised to carry out their own enquiries and relevant searches.