

26 Federation Dr, Singleton, WA 6175

House For Sale

Monday, 6 January 2025



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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 836 m2

Type: House



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Buyers Over \$849,000

Step into this extraordinary family home where modern sophistication meets functional design. Perfectly tailored for both relaxed family living and grand entertaining, this residence offers an unparalleled blend of comfort and style. Situated on a generous 836 sqm block in a sought-after neighbourhood, this property stands out with its thoughtfully designed spaces and high-end finishes.

Key Features of this Exceptional Home:

- **Expansive Living Space:** Boasting 237 sqm of internal living and a total area of 296 sqm, there's ample room for the entire family.
- **Year-Round Comfort:** Ducted evaporative air conditioning ensures perfect temperatures throughout the seasons, while solar panels keep energy costs low.
- **Workshop Haven:** A large powered workshop with roller door access provides endless possibilities for hobbies, a mancave, or additional storage.
- **Grand Master Retreat:** The oversized master suite features a private retreat area, a luxurious ensuite with a corner spa bath, and a spacious walk-in robe.
- **Elegant Living Areas:** A formal lounge and dining area, framed by double French doors, is complemented by skirting boards and stylish downlights.
- **Gourmet Kitchen:** The modern kitchen includes ample storage, a 900mm canopy rangehood, a wall oven and separate grill, a dishwasher, a microwave recess, shoppers' entry, and a double fridge recess—perfect for cooking enthusiasts.
- **Family-Friendly Design:** Timber floors and a contemporary grey palette add warmth to the open-plan living and dining areas, while an expansive games room with double French doors offers versatile entertaining options.
- **Perfect for Kids:** A dedicated activity room in the minor bedroom wing features a viewing window and built-in toy storage.
- **Ample Storage:** Includes a large walk-in linen cupboard for added convenience.

Outdoor Entertaining Excellence:

- **Grand Entertainers' Patio:** An oversized patio with a cedar-lined ceiling, black ceiling fans, downlights, poured limestone paving, and café blinds creates the perfect space for year-round gatherings.
- **Fire Pit Retreat:** The stunning fire pit area, complete with curved limestone seating and raised garden beds, serves as a standout focal point for cosy evenings.
- **Spacious Backyard:** A lush, bore-reticulated lawn offers plenty of room for children and pets or potential for a future swimming pool.

Additional Features:

- **Triple Car Garage:** Includes rear roller door access for added versatility.
- **Impeccable Landscaping:** Limestone retaining walls add elegance to garden beds, enhancing the overall kerb appeal.
- **Prime Location:** Ideally located in the desirable Singleton area, close to schools, parks, beaches, and transport links. This home is a rare find, seamlessly combining luxury, practicality, and space. Don't miss the opportunity to make it yours.

For more information, contact the exclusive listing agents, Clarissa Alsop and Cass Levitzke. **How to Register Your Interest:** Visit our website. Locate the property listing you're interested in. Click on the "Interested to Buy" button. Follow the online platform's guidance to handle your inquiries and submit offers smoothly. **Need Assistance?** If you require any further help, please feel free to contact our dedicated team. **Property Code: 376**