

## Sale Listings






Singleton  
5 Acacia Circuit

**First chance to view | Open Home Thursday 28th at 4:45pm**

Extremely well presented 4 bedroom home with acres of parkland at its back door. Great features with 2 separate living spaces, built ins in all bedrooms & 2 master sized bedrooms. However the standout feature of this property is the position. With Allen Bull Reserve at the rear boundary & your own private access, a combination of kids playgrounds, skate park, fields & cycleway are at your disposal. The vast open space also creates a stunning backdrop to your back yard with elevated views over the reserve & beyond. Expansive covered entertaining area at rear overlooks the near level & fully fenced back yard which includes gate to reserve. Both bathrooms in excellent order & kitchen includes aspect to yard and reserve. Also, 3 x AC's, slow combustion fire, roller shutters, timber floorboards, double garage, double carport & well established gardens & trees.

**Jason Crouch 02 6572 2705**

4  \$415,000 - \$445,000  
2  Inspect  
4  Thu 4:45-5:30pm






Singleton  
4 Graham Avenue

**Best value in Huntview**

Terrific value for money with this 4 bedroom, 2 bathroom family home priced under \$450,000! A modern open design with plenty of living space consisting of tiled family & meals area adjoining the kitchen & a separate carpeted lounge room with aspect over the backyard. All kids bedrooms with built ins, master with tidy en-suite & walk in robe. Centrally located kitchen is spacious & in good order. Kitchen is a galley style with stainless appliances & extra large bench tops & breakfast bar. A double garage with internal access caters to vehicle storage & a fully fenced & secure yard is perfect for kids & pets. Also, 2 x split system AC's, covered entertaining area & low traffic street.

**Jason Crouch 02 6572 2705**

4  \$420,000 - \$450,000  
2  Inspect  
2  Sat 10:00-10:30am



Singleton  
79 Kelso Street

**Quality home with Shed, Pool and loads of extras.**

Truly impressive, this family home is quality built and finished throughout. Upon entering the home you are captured by the gorgeous Spotted Gum flooring and quality finishes on offer. Spacious, open plan layout with multiple living areas, each opening onto the covered deck through bi-fold doors.

Each of the 4 bedrooms are generous in size with fitted built-in Wardrobes, Master bedroom with a beautiful bay window and en-suite.




The modern kitchen is the heart of the home with Caesarstone benchtops and breakfast bar, 900 mm oven & gas cooktop + walk-in pantry, boasting multiple extras such as pull down sink mixer and internal lighting within the cupboards.

With a 7.5 kW Solar system (26 panel), ducted air-conditioning, underground pop-up lawn sprinkler system, separate office plus additional study nook and a 3 metre laundry with direct access to the custom built clothes line this home truly ticks all of the boxes.

The covered 6 x 5 metre Merbau deck overlooks the salt water pool, 9 x 7.3 metre shed with 3 phase power + plumbing all within the private, well fenced backyard.

Freshly painted and carpeted throughout, move in ready with not a thing to do - this beautiful home is a must see!

**Shannen Holley 02 6572 2705**

4  \$615,000  
2  Inspect  
4  Sat 10:30-11:00am



**Glendonbrook**  
**819 Myall Creek**  
**Road**

**"Glen Robbie" | Rural excellence with water security**

- 63.41 Ha (156.7 Acres) of high quality grazing country. Fully cleared with the exception of selective shade timber. Ranging from fertile creek flats to gently undulating and hilly country.
- 1.5 km double frontage to the beautiful Myall Creek plus 4 dams.
- Particularly well set up for horses with post and rail spelling yards, three with shelters plus additional small yards and horse paddocks close to the homestead. Single stable with adjoining tack room in one yard.
- 13.7 m x 6.3 m machinery shed with concrete flooring & power plus adjoining 4.8 m x 6.3 m lockable storage shed and 18 x 4.6 m lean perfect for conversion to stables.
- Timber cattle yards with vet crush and water tanks.
- The original Glen Robbie homestead is of weatherboard construction and offers 9' ceilings. The kitchen and dining room flow through to the lounge which features large windows that take full advantage of the beautiful surrounding countryside.
- 3 bedrooms plus additional living
- Separate sleep out / guest bedroom with ensuite
- 2 car carport/outdoor BBQ area.
- Lounge with slow combustion heater and ducted air conditioning throughout.
- An easy 2 hour drive to Sydney (end of M1) and 30 km from Branxton & Singleton.
- Great opportunity to acquire an established rural property with excellent water, nestled in a beautiful location.

4 Auction  
 2 Sat 20 Jun  
 2 Online, AuctionNow, 12:00pm

To be sold at Auction on 20 June, 2020 at 12 noon. For details on how to register to bid, please email [sales@withbailey.com.au](mailto:sales@withbailey.com.au).

For further information on this beautiful property, please contact Scott Bailey on 0407 705 722 or Melanie Sunderland on 0408 539797.

**Scott Bailey 02 6572 2705 Melanie Sunderland 02 6572 2705**



**Mirannie**  
**1522 Mirannie**  
**Road**

**Vacant Rural Escape | 148.6 Acres**

- 60 Ha (148.6 Acres) of undulating to hilly grazing country.
- Predominantly timbered with some cleared portions.
- Large capacity dam.
- Dwelling entitlement allows you to develop your rural dream on this blank canvas within the tightly held Reedy Creek area.

0 Auction  
 0 Sat 20 Jun  
 0 On Site, 10:00am

Online Auction to be held on June 20th, 2020 at 10am. For information on how to register, please email [sales@withbailey.com.au](mailto:sales@withbailey.com.au)

**Scott Bailey 02 6572 2705 Melanie Sunderland 02 6572 2705**



**Singleton**  
**4 Cameron Street**

**Sought after location**

Positioned in one of Singletons most desirable and secluded streets, this double brick home sits on an incredible approx. 1532m<sup>2</sup>. The home is ripe for renovation or extension with an enviable double brick construction & lovely street appeal. However the land component of this outstanding property is the true standout feature. With a frontage of over 24m and a depth of approx. 60m the block is truly enormous. Surrounded by other high quality homes and with large established shady trees sheltering the block from the west it will make an outstanding family residence. Cameron St also has the benefit of being a no through road with minimal traffic & is only a very short walk to both Howe Park & Singleton Golf Course. 4 Cameron St represents a unique opportunity to acquire one of towns best blocks of land with properties of this caliber rarely hitting the market.

2 \$485,000 - \$520,000  
 1 Sat 20 Jun  
 2 On Site, 10:00am

**Jason Crouch 02 6572 2705**



**Singleton**  
258 Gresford Road

**Fully established equine holding close to town**

- 3.78 Ha (9.36 Acre) holding situated a short 5 minute drive from Singleton CBD.
- Contemporary 4 bedroom home boasting multiple living spaces + office.
- The living and entertainment areas offer an impressive, private north-easterly aspect.
- 5 large paddocks and 4 smaller yards all interconnecting, underground water system with taps to all paddocks with the option of fresh/dam water. Post and rail fencing throughout complete with electric standoff and sightwire.
- 100,000 litres rainwater tanks & large dam + electric pumps and changeover system to paddocks (option of tank or dam water).
- Rubber lined 18 x 15 metre arena and 13.5 metre round yard plus additional 80 x 40 metre, excavated area, leveled and ready for an arena surface or potential building site.
- Each of the 3 stables have external, private yard access, LED lighting and wash bay.
- 5 bay machinery shed with drive through annex, lock up tack room, en-suite or second laundry.
- Studio, guest quarters ready for completion. Plumbing and connections complete with insulation and lining. Mains or generator power, gas hot water and split system AC.
- Adjoining 3 Ha (7.44 Acres) with 9 x 12 metre shed with electricity, phone line and plumbing, 4 x 25,000 litre rainwater tanks & dam also available for purchase.

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\$810,000 - \$890,000

A unique opportunity to acquire a fully established holding at exceptional value.

**Scott Bailey 02 6572 2705**



**Singleton**  
8 Martin View  
Court

**Abundance of Living Space | Room For The Whole Family**

Set at the crest of a ridge at Wattle Ponds, this spacious and modern home enjoys elevated views in several directions. With a larger than usual 2.7acre block there abundant space for the kids & animals and any further improvements you wish to make. The 4 bedroom family home consists of 3 separate living areas providing plenty of space for everyone. Master bedroom with ensuite & walk in robe, all kids rooms with built-ins and lovely aspects. Kitchen overlooks near level backyard & home includes 3 x air conditioners. In addition to the double attached garage there is a 7.6m x 12.3m colourbond shed with power connected, concrete floor & high entry doors. Shed is ideal for vans/boat etc & a significant asset to the property. Also, dam, full fencing & abundant usable land ideal for pony or similar.

**Jason Crouch 02 6572 2705**

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\$690,000



**Singleton**  
31 & 47-49 John  
Street

**Two adjoining retail showrooms with mixed use zoning**

B4 Mixed Use zoning

Occupy separately or in-one-line

Showroom, workshop, office and yard

The properties comprise two adjoining motor vehicle sales centres, spanning an entire block on the popular John Street encompassed by Gas and Argyle Street in Singleton's CBD. The properties comprise significant improvements including multiple showrooms with supplementary offices and amenities together with service workshops, spare parts warehousing and display yard. Ancillary improvements include separate detailing facilities as well as hardstand area for vehicle display predominantly fronting John Street. The properties benefit from a flexible B4 Mixed Use zoning under the Singleton LEP 2013.

Combined total building area 2,164sqm\*

Combined site area 5,803sqm\*

For Sale by Expressions of Interest

For Lease

31 John Street - \$200,000 per annum net (plus GST)

47-49 John Street - \$175,000 per annum net (plus GST)

**Scott Bailey 02 6572 2705**

Expressions of Interest



**Singleton**  
**9 Lester Close**

### Private Affordable Retreat

Situated in the most private of cul-de-sacs on a 2.9 acre block, this 4 bedroom residence enjoys a truly beautiful, leafy surrounding. The home is well suited to a family with 2 spacious and separate living spaces. Both areas have large areas of glass overlooking the property both front & back. All kids bedrooms are of generous proportions & include built in robes & ceiling fans. Master bedroom with walk through robe to the spacious & tidy ensuite. A large & modern kitchen with stone benchtops overlooks the main living area. Kitchen inc. stainless appliances, dishwasher, ample storage & lovely aspect to back yard. Stepping outside the main living space through glass doors reveals 1 of 2 large covered entertaining areas. Property divided into separate front & back yards + fenced paddock at rear ideal for horse etc. Outdoor area overlooks the secure & tree studded grounds from its elevated position. Other quality inclusions inc. slow combustion fire, timber flooring, study/office, 3 x AC's, double attached garage, 6 x 9 colourbond shed



\$640,000 - \$670,000

**Jason Crouch 02 6572 2705**



**Singleton**  
**5 Renshaw Avenue**

### Best Value In Town!

Outstanding value for money with this 3 bedroom + study property in a down town position. Extremely neat & tidy with recent face lifts to both kitchen & bathroom. Polished timber floors throughout lounge, kitchen & meals areas. 3 roomy bedrooms, two with built-ins plus study/4th bedroom + an additional utility room adjoining one of the kids rooms ideal as either play room or teenagers retreat. Access to the backyard is simple & includes a lock up garage & workshop. Also, rural setting at rear boundary, AC, under house storage, garden shed, dishwasher, separate WC & low traffic street.



\$305,000 - \$335,000

Inspect

Sat 12:00-12:30pm

**Jason Crouch 02 6572 2705**



**Singleton**  
**2/120 New Freugh Lane**

### Build Your Dream Rural Lifestyle | 44.47 HA (109.8 Acre)

- 44.47 Ha (109.8 Acres) of gorgeous, flat to gently undulating grazing country.
- Rare opportunity to acquire a high quality rural holding with great water security.
- Positioned on the eastern side of Singleton within close proximity to Pokolbin & the Hunter Expressway. Placing you on Newcastle beaches in well under an hour and to Sydney in under 2 hours (Pymble)
- Beautiful scenery and elevated views offering a host of magnificent building sites.
- Excellent water availability with an easement to the Hunter River with 10 mega litres of general security included. Double creek frontage and 2 dams.
- Well fenced into 3 paddocks, fully cleared with the exception of picturesque shade timber.
- Offering you & your family a superb rural escape along with a blank canvas to develop your dream



\$685,000

**Scott Bailey 02 6572 2705**



**Singleton**  
**3/118 New Freugh Lane**

### Build Your Dream Rural Lifestyle

- 46.4 Ha (114.6 Acres) of gorgeous, flat to gently undulating grazing country.
- Rare opportunity to acquire a high quality rural holding with great water security.
- Positioned on the eastern side of Singleton within close proximity to Pokolbin & the Hunter Expressway. Placing you on Newcastle beaches in well under an hour and to Sydney in under 2 hours (Pymble)
- Beautiful scenery and elevated views offering a host of magnificent building sites.
- Excellent water availability with an easement to the Hunter River with 10 mega litres of general security included. Double creek frontage and 2 dams.
- Well fenced into 3 paddocks, fully cleared with the exception of picturesque shade timber.
- Offering you & your family a superb rural escape along with a blank canvas to develop your dream.



\$685,000

**Scott Bailey 02 6572 2705**



**Singleton**  
**2175 Mirannie Road**

**Rural Excellence with Remarkable Views**

"Rangewood", 2175 Mirannie Road, Singleton, NSW, 2330.

- 41.7Ha (103 Acres) of protected, easterly fall, undulating to hilly grazing country.
- 500m of double frontage to Mirannie Creek, spring fed gully and two dams.
- Impressive residence built in 2010. Offering 6 bedrooms, 2 formal living areas plus 5.8m x 5.5m games room.
- Generous storage cupboards, 4 built in robes and 3 walk ins give this home great storage.
- Beautifully appointed kitchen looking over the 65 sqm alfresco enjoying elevated views. (Spa included)
- 12m x 12m machinery shed with concrete floor and power. Timber stockyards & loading race.
- A stunning rural setting with high quality infrastructure, ready for you to enjoy that lifestyle you've always wanted...

**Scott Bailey 02 6572 2705**

6  \$1,245,000  
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**Singleton**  
**9 Willcox Avenue**

**Abundance Of Living Space**

A truly spacious and roomy family home in a great Heights position. Within a short walk to shops, schools & clubs, this 6 bedroom property boasts 3 bathrooms & 4 separate living areas as well as a covered deck at rear. An exceptional home for a large or growing family the property also features an attached double garage with internal access & a single bay shed in the back yard. Master bedroom with walk in robe, built ins in 2 additional bedrooms. Stunning hardwood deck with Easterly aspect overlooks the backyard & enjoys the benefit of an enormous covered space which includes a hot tub. With a multitude of living space options this home is absolutely ideal for those with a family looking for that extra space.

**Jason Crouch 02 6572 2705**

6  \$485,000 - \$515,000  
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**Bulga**  
**179B Wambo Road**

**MAGNIFICENT COUNTRY ESTATE | 2 SEPARATE TITLES**

"Meerea", 179B Wambo Road, Bulga, NSW, 2330.

Nestled at the base of the Wollemi National Park, this incredible Hunter Valley property awaits those looking for a private country retreat, potential wedding venue, Air BnB or the opportunity to rejuvenate the existing vineyard.

Previously operated as Pescher's Wines, the current owners have lovingly restored the homestead to the highest of standards, creating an elegant and stylish homestead which sprawls across manicured lawns with established trees and an abundance of outdoor entertaining areas.

- 110 Ha (271.8 Acres) in 2 separate titles (Lot 4 - 57.77 Ha & Lot 5 - 52.27 Ha)
- Exquisite homestead that has been meticulously renovated to the highest of standards.
- Stunning setting with established gardens and a beautiful mountain backdrop, ideal for a wedding venue, function centre or B&B.
- Offering 4 bedrooms (main with ensuite and walk in robe), three huge living areas, formal lounge with open fireplace and double sided combustion fire in the theatre room & kitchen. Study, light filled sunroom & a 6.5 x 6.8 enclosed entertaining area.
- Beautifully appointed bathrooms and kitchen including a dining area with butler's pantry and cool room.
- Outdoor BBQ and entertaining area with fully appointed kitchen, numerous verandah settings and outdoor bath also add to this homes splendor
- Highly fertile alluvial soils flowing up to elevated ridge country and timbered mountain to explore.
- Once an orange orchard but in more recent times a renowned vineyard, the holding is steeped in history.
- Water security is a feature offering a 1.5 km frontage to Hayes Creek, 52 meg irrigation license, 16 meg PID license, 2 wells & 4 dams.
- 30 acres of vines in need of rejuvenating and at times the vendor has carried up to 50 breeders and 30 head of sheep.
- Other improvement offer 3 large machinery sheds, stockyards, double garage, in ground salt pool & large vegetable patch.

"Meerea" truly represents a rare opportunity to acquire a high quality rural holding.





**Singleton**  
27 York Street

**"Inniscorfi" Circa 1902**

Truly breath taking, turn of the century period home positioned on a sprawling 1180 sqm tree lined block. Many beautiful original features have been preserved with wrought iron lace work, decorative arches, ornate pressed metal ceilings, polished timber floor boards, original feature fireplaces to bedrooms and lounge and lead light windows. All 3 bedrooms are ample in size, master bedroom with beautiful north facing bay windows & access to study and studio area. Main living area with original fireplace, split-system AC & flows into the light filled dining room which overlooks the entertaining area and in-ground pool. A well-appointed kitchen boasts a quality Belling 7 burner gas stove with 2 ovens, 2 grills and feature splash back tiles. Kitchen is of 'eat in' proportions & holds much of the original charm of the home. Near new bathroom has lovely modern touches but with claw foot bath keeping in the style of this period property. Wonderfully presented inside and out with manicured grounds and gardens that boast large shady trees & hedging for privacy. Other quality improvements include a covered entertaining area overlooking the in-ground pool, a 12m x 7m workshop/garage, fresh paint & a charming old world feel.



\$645,000 - \$685,000

**Jason Crouch 02 6572 2705**



**Singleton**  
4 Noble Close

**Four bedroom family home in a quiet cul-de-sac location**

Located in one of Darlington Estates quiet cul-de-sacs, this beautifully presented 4 bedroom home is "move in ready". With a combination of 3 separate living areas there is ample room for a family & important areas such as the kitchen and bathroom are in excellent condition. 3 of the 4 bedrooms include built ins & 2 of them could be considered main sized rooms. The backyard is picture perfect with established lawns, 2 x undercover areas, chicken run & raised garden beds. A 6m x 7.9m lock up shed is easily accessed by a vehicle & includes power & lighting. Also, slow comb. fire, several AC's, lovely gardens & lawns & 2nd WC.



\$400,000 - \$430,000

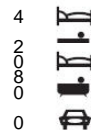
**Jason Crouch 02 6572 2705**



**Mirannie**  
2471 Mirannie  
Road

**"Fairview" | The Perfect Rural Blank Canvas | Amazing Views**

- 39.56 Ha (97.75 Acres) nestled in a beautiful valley setting enjoying stunning elevated views of the Mirannie Valley.
- The perfect blank rural canvas to develop your rural lifestyle. Well-watered by 8 dams and an extremely reliable spring fed gully.
- Fenced into 4 paddocks with 14m X 7m hay/machinery shed and old dairy complex with yard (3 phase power available).
- Commanding building site with impressive views. (Single phase power available to the site saving you tens of thousands. Along with a double garage and water tank)
- Situated an easy 1 ¼ drive to Newcastle's beaches, 45 minutes to Pokolbin Wine region & 2 hours to Sydney's north.
- A special location to develop your rural lifestyle dream. Rare beauty with semi established infrastructure.



EXPRESSIONS OF  
INTEREST  
\$629,000

**Scott Bailey 02 6572 2705**



**Gresford**  
1425 Paterson  
River Road

**"Thalaba" | Beautiful Country Escape | Paterson Valley Grazing Country**

- 121.03 HA (299 Acres) of fertile valley grazing country and naturally timbered hills on two separate titles
- Beautiful home with cedar windows and doors throughout and incredible views of the surrounding hills and farmland
- "Thalaba" has been lovingly constructed by owners with an eye for detail
- Three light filled bedrooms with skylights and ceiling fans throughout
- Separate guest accommodation or parents retreat with ensuite
- Modern open plan kitchen with quality appliances and living areas with reverse cycle air conditioning and views that go on forever
- Fenced into 7 paddocks and linked via 2 access runs
- All paddocks have dams, some spring fed and approximately 600m of the Guygallon Creek runs through the middle of the property.
- High quality livestock infrastructure including steel cattle yards with vet crush and several small yards

- Huge 3 bay garage shed and workshop with concrete floor
- A Biocycle septic system supplies water to the gardens surrounding the home
- The property features solar power and a roof sprinkler system.

"Thalaba" is a spectacular rural getaway just minutes from the lower Hunter Valley's township of Gresford. Enjoy running cattle and exploring the hills and bushland on horses or bikes.

For sale by Expressions of Interest closing 12 noon, Friday 3rd April, 2020.

**Scott Bailey 02 6572 2705**



**Singleton**  
**2C Sussex Street**

**Prime Building Block in the centre of town**

Absolutely premium vacant block of approx. 780m2 located in Singletons town centre. Fenced on 3 sides, level & surrounded by quality homes, this block is literally ready to build on. Within a short distance to several clubs & Singletons CBD, the position is highly sought after.

**Jason Crouch 02 6572 2705**

0		\$190,000 - \$215,000
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**Singleton**  
**17-19 Dunolly Road**

**Small Acreage in Town!**

Ideally located close to Singletons town centre, this competitively priced 3 bedroom weatherboard home is positioned on almost 1 acre. All bedrooms of generous sizes, living spaces consisting of a large lounge room, dining room & eat in kitchen. Bathroom includes a separate WC and is in very good condition. Approx 3979m2 of prime alluvial land ideal for horses or any other rural pursuit. Town water is also connected adding further ease to the keeping of animals/livestock. Other features include garden shed, verandah with ramp access, ceiling fans to main bedroom & living area, secure fencing and within walking distance to main street.

**Jason Crouch 02 6572 2705**

3		\$359,000
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**Singleton**  
**205/ Retreat Road**

**"The Retreat" Stage Two | Now Selling!**

- Picturesque small acreage blocks just 10 minutes from the centre of Singleton.
- Underground power, town water and telecommunications infrastructure.
- Your choice of 2.5 to 7 acre lots
- Acreages priced from \$290,000 to \$400,000.
- All lots will be fully fenced with timber gated entrance ways.

Only a 5% deposit required. Lots and pricing plans available.

**Scott Bailey 02 6572 2705**

0		\$340,000
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**Singleton**  
**1 Woodward Avenue**

**Invest in the future with this quality 1970's family home.**

Terrific value brick & tile 3 bedroom home priced in the mid \$300's. Deceptively spacious with a 5.4m main living room plus an additional dining room. Timber kitchen is also of generous proportions & overlooks backyard. All 3 bedrooms with built in robes & master bedroom a generous 3.9m & with full wall of robes. A single lock up garage is accompanied by a single carport in back yard. Back yard access is simple via side gates & the yard is near level. Also, slow combustion fire, AC, workshop/garden shed, separate WC & quiet area.

**Jason Crouch 02 6572 2705**

3		\$349,500
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4		EXPRESSIONS OF
3		INTEREST
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**Singleton**  
**22-26 John Street**

**Over 5% net return!**

An absolutely prime investment property consisting of three individual one bedroom units, positioned in the heart of Singleton. All three properties are in good to very good condition & all are currently leased. Each property is surprisingly spacious and includes modern kitchens and bathrooms, air conditioning, plus generous car storage. Car storage is at the rear and includes carports for all three and an additional lock up double garage for number 26. Combined rents currently total \$760 per week with annual outgoings at approx. \$10,845 pa. Located in a terrific central position & with 3 separate tenants this property has enjoyed very low vacancy rates over the years & is sure to continue its favourable returns.

**Jason Crouch 02 6572 2705**



\$560,000








**Singleton**  
48 William Street

**Stand out from the crowd with this fully renovated, family home with character!**

Positioned in highly sought after William St, this fully renovated home is in outstanding condition & ready to live in. The rambling corner block provides backyard access for vehicles etc & an abundance of room for kids & pets. Internally you will appreciate a combination of the original charm such as hardwood floors & decorative ceilings as well as the mod cons such as an ensuite, stunning new kitchen & open plan. High ceilings throughout & fresh paint inside & out give the property roomy, fresh feel. Overall this is beautiful & perfectly presented cottage that the owners have renovated with style & quality.

**Jason Crouch 02 6572 2705**

2  \$385,000 - \$415,000  
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**Singleton**  
Lot 209 Retreat  
Road

**"The Retreat" Stage Two | Now Selling!**

- Picturesque small acreage blocks just 10 minutes from the centre of Singleton.
- Underground power, town water and telecommunications infrastructure.
- Your choice of 2.5 to 7 acre lots
- Acreages priced from \$330,000 to \$400,000.
- All lots will be fully fenced with timber gated entrance ways.

Only a 5% deposit required. Lots and pricing plans available.

**Scott Bailey 02 6572 2705**

0  \$350,000  
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**Singleton**  
2/10 Townhead  
Crescent

**Low Maintenance & Private Unit in Town**

Lovely outlook in a quiet street downtown, this beautifully presented property with lock up car storage is sure to please. 2 spacious bedrooms with built in robes and main with ceiling fan. The bathroom has been renovated and is in excellent condition.

Open plan living and dining adjoin the modern kitchen which inc. stainless steel appliances, ample bench space & pantry. The private backyard with additional common area is well cared for & maintained by privately managed body corporate. Very affordable \$200 per quarter body corporate fees.

**Jason Crouch 02 6572 2705**

2  \$230,000 - \$255,000  
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**Singleton**  
301 Mirannie Road

**Ready to build your dream - so close to town**

- Approximately 44 Ha (110 Acres) positioned within close proximity to Singleton. (8km to towns edge)
- Enjoy that rural lifestyle you have always wanted with the convenience of this unique position.
- Offering a blend of timbered and cleared portions creating an adventure haven for the kids.
- Excellent fencing, and well-watered with a new dam and double frontage to Dangar Creek.
- A huge plus is that 3 phase power has been connected to the block. The transformer is connected to a private pole inside the property boundary ready to be connected to your shed or residence. Saving you thousands.
- An extremely rare opportunity to develop your rural dream with a significant amount of capital expenditure already complete. (i.e. New fencing, clearing, new dams, gate way & power connection).

**Scott Bailey 02 6572 2705**

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**Singleton**  
1/27 Doyle Street

**Hospital area unit in secure complex**

Premier position only 100m from Singleton Hospital. Situated in lovely Doyle St this spacious 2 bedroom unit will surprise with its large open living spaces. Both bedrooms of roomy proportions & the double brick construction provides a sturdy & cool dwelling. Master bedroom with doors to private balcony & built in robes feature in both bedrooms. Bathroom is especially spacious & inc. a separate toilet. Also, split air conditioner, under cover car space & a small quiet complex of only 4 units.

**Jason Crouch 02 6572 2705**

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\$215,000 - \$235,000



**Singleton**  
16/89 Benjamin  
Circuit

**LEVEL 770.9 SQM BLOCK IN BRAEBURN ESTATE**

A select building block located in Hunterview Estate. Level building site and town services to the boundary make this an exceptional block for your home.

**Scott Bailey 02 6572 2705**

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\$195,000



**Singleton**  
219/41 Burbank  
Crescent

**Fantastic flat 668 sqm block in Hunterview Estate**

The perfect place to build your dream home, this 668 sqm block is located in a high quality estate, Braeburn. Close to all amenities Singleton has to offer, this block has a great 22.95m frontage and town services to the boundary.

**Scott Bailey 02 6572 2705**

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\$198,000



**Singleton**  
1 Bowman Street

**Build your dream home on a street lined with Jacarandas in a prime town location**

Located in one of Singletons most tucked away, yet convenient positions, this residential block is ready for a re-build. With beautiful Jacarandas lining both sides of this cul-de-sac, it truly is a lovely streetscape and only a short stroll to Singletons CBD. With approx. 770m2 at your disposal this site is absolutely begging for someone to create their dream home. A very rare chance to acquire a building site in such a highly sought after location.

Please note the house on this block is uninhabitable.

**Jason Crouch 02 6572 2705**

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\$225,000



**Singleton**  
130 John Street

**EX CAFÉ / RESTAURANT PREMISES – PRIME CBD LOCATION**

- Zoned B4 Mixed use.
- 317.5m2 positioned with excellent main street exposure.
- Includes existing café fit out with commercial kitchen.
- Ample parking on John Street along with a substantial Council carpark at the rear facing Ryan Avenue.
- Sound investment property – leasing history available.
- Great opportunity to establish an exciting business in the food industry in your own premises.

**Scott Bailey 02 6572 2705**





Contact Agent



**Singleton**  
1/26 Pioneer Road

**NORTH FACING DUPLEX IN HUNTERVIEW**

With in a sunlit northerly aspect, this neat duplex home offers low maintenance living across a single level layout with extra features including ducted air conditioning.

- Neat and modern facade with easy care landscaped garden frontage
- Spacious integrated living and dining zone offers optimal outdoor flow
- Covered alfresco area suits barbecues as children play on level lawn
- Functional kitchen, servery bar and stainless appliances including dishwasher
- Three bedrooms have built-ins, master with walk-in and ensuite
- Ducted air conditioning for year round comfort
- Fresh fully tiled family bathroom includes a shower and separate tub
- Single garage with internal entry
- Fantastic opportunity for young families, downsizers or savvy investors

**Jason Crouch 02 6572 2705**

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\$315,000 - \$345,000



**Westbrook**  
399 Westbrook  
Road

**"GLEN NEVIS" - LANDMARK HUNTER VALLEY RURAL  
PROPERTY**

- Approximately 305.93 Ha (755 Acres) of undulating to hilly grazing country with highly fertile alluvial creek flats.
- Fully cleared with exception of selective shade timber.
- Approximately 1.9km of beautiful double frontage to Westbrook Creek with some of the most scenic swimming & fishing holes in the district. (26 meg irrigation license)
- Gorgeous Late Victorian Homestead offering grand proportions & many ornate original features.
- Boasting 6 bedrooms (including guest wing) study & 4 bathrooms. Formal lounge, formal dining and large family room with meals area adjacent to the impressive country kitchen.
- Deep verandas, outdoor entertaining courtyard and in ground swimming pool.
- Ample shedding complete with workshop, machinery shed, car accommodation and cool room.
- Historical second dwelling. "Corrigan's Cottage". With 9 rooms and potential to be used in conjunction with a B&B operation.
- Glen Nevis presents a rare opportunity to acquire one of the Hunters most iconic rural homesteads. Offering beautiful scenery nestled in a tightly held, highly sought after area.
- Potential to continue with the B&B approvals or just enjoy the rural lifestyle with the large scale viability of the cattle operation.
- Potential to purchase an additional 142 acres on the eastern side of Westbrook Road as a second title with a large set of steel & timber stockyards with loading race.
- Currently carrying 90 breeders with the property divided into 9 paddocks with 8 dams. (including Lot 5 - Eastern side of Westbrook Road).
- Positioned a comfortable 2 hours drive from Sydney, 1 hour from Newcastle, 15 minutes to Singleton & 30 minutes to Pokolbin.

**Scott Bailey 02 6572 2705**

6  \$2,700,000  
4   
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**Singleton**  
11 Range Road

**UNIQUE LAND BANK OPPORTUNITY**

**11 Range Road, Whittingham, NSW, 2330.**

- Approximately 69.41 Ha (171.4 Acres) of gently undulating country within close proximity to Singleton.
- Positioned within easy access to the New England Highway and Hunter Expressway, an easy 6km from Singleton's CBD, 70km from Newcastle and 170km to Hornsby.
- Town water is connected, power is available & the property boundary is fully fenced. 2 dams also cater for stock water.
- Offering a host of stunning elevated building sites enjoying beautiful views.
- Unique opportunity to acquire a substantial rural holding only minutes from town with an exciting array of future possibilities.

**Scott Bailey 02 6572 2705**

0  Contact Agent  
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**Singleton**  
85 Retreat Road

**"The Retreat" | It's a Lifestyle!**




Picturesque small acreage blocks just 10 minutes from the centre of Singleton. Offering underground power, town water and telecommunications infrastructure, these three to seven acre lots are now available from \$280,000. Each acreage is fully fenced with timber gated entrance ways.

The affordability of these properties will allow small acreage owners to set their sights on building the home, sheds and design they really want. Now construction of the sub-division has been completed, it's an ideal time to jump in and select your mini-farm and secure the space you need.

Only a 5% deposit required!

For inspections or further information, please contact Scott Bailey at Bailey Property & Livestock on 0407 722 705.

**Scott Bailey 02 6572 2705**

0  \$280,000 to \$400,000  
0   
0 






**Singleton**  
**10 Wilkinson**  
**Boulevard**

**EXCEPTIONAL VALUE VACANT LOT IN ESTABLISHED AREA**

Design your perfect home to take advantage of the north facing aspect, established neighbours on each side and access to the reserve on the back boundary. Located on one of Hunterview's popular and quiet streets, this level building block offers exceptional value.

**Scott Bailey 02 6572 2705 Melanie Sunderland 02 6572 2705**

0  \$180,000 - \$198,000  
0   
0 



**Singleton**  
**6/ Raworth Street**

**Building Block On Edge Of Town**

Positioned literally on the edge of town, this building block of 797m2 feels more rural than residential. With a beautiful rural aspect & close to level building site, this piece of land is conveniently located to towns services & very private at the same time. With only 1 nearby neighbour & a great street frontage of 25m this beautiful block will suit those looking for rural surrounds whilst still being close to town.

**Jason Crouch 02 6572 2705**

0  \$210,000  
0   
0 



**Singleton**  
**Braeburn Estate**




**Build your new home on the banks of the Hunter River and just minutes to town in Singleton's most prestigious land release**

Offering uninterrupted views of the Hunter River and Brokenback Ranges, and neighboring farmland, Braeburn Estate gives you the opportunity to build your dream home in what is undeniably Singleton's most prestigious land release.

In a development built to the highest quality standards, your new home will be just minutes from the centre of Singleton and surrounded by other high quality, high value homes.

- \* Land sizes from 538.2 sqm to 852 sqm
- \* 36 blocks ranging from \$185,000 - \$275,000
- \* First home buyer incentives

Contact us TODAY for further information on how to get started!  
**Scott Bailey 02 6572 2705**

0  \$185,000 - \$275,000  
0   
0 



**Singleton**  
**8 McDougalls**  
**Close**

**TOWN VIEWS**

Situated in a commanding position is this Retreat style acreage. Offering an incredible aspect over town and beyond, this property boasts all town services, private access and a comfortable 5370 sqm block. Ready to build on this vacant block offers you the opportunity to build the home you have always wanted....

**Jason Crouch 02 6572 2705**

0  \$250,000  
0   
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**Singleton**  
**Lot 1401 Falkiner**  
**Crescent**

**PREMIER ADDRESS**

Approx. 1014m2 vacant block with lovely established trees & road frontage at the end of a quiet cul-de-sac. Positioned amongst some of towns most prestigious homes this block represents an opportunity to build your dream home in a location 2nd to none.

**Jason Crouch 02 6572 2705**

0  \$198,000  
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Singleton  
20 Victoria Street

### FARMING LAND IN TOWN

Great opportunity to acquire a productive farming block within the the town limits.  
Approx.. 2.5 acres of prime alluvial ground, complete with strong well, irrigation  
equipment & shedding.  
Previous uses include, fruit & vegetable production, sheep & cattle.  
Ideal block for horses/agistment or for use in growing almost anything.  
**Jason Crouch 02 6572 2705**

0		\$195,000
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