



68 Combo Lane SINGLETON, NSW



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## "COMBO VIEW"

31 Acres (12.55 Ha) approx of land uniquely situated on the doorstep of residential Singleton. Magnificent fertile alluvial flats fronting the Hunter River, approx 24 Acres of established Lucerne watered by an excellent well (60 meg irrigation license). 20 HP motor & pump with 6" U/G mains.

Improvements of a 77 tonne silo, 2 stables & cool room, an abundance of shedding & 2 car garage and a comfortable 3 bedroom two storey home with modern kitchen and bathrooms, air conditioning, enclosed front & back verandahs, rumpus and 2nd shower and toilet.

A rare opportunity to acquire a quality, established rural holding in an outstanding location.

**Scott Bailey**

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