

207 Putty Road SINGLETON, NSW



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## Established Horse Property Minutes From Town..

Outstanding small acreage horse property with a vast array of quality improvements both in the home & on the land...Fertile 23.4 acre block of heavily pasture improved, arable flats...Divided into 11 newly constructed horse paddocks (approx. 1/2 Ac) with a combination of post & rail & plain wire fencing, all of which is electrified, 3 day yards, pasture improved 12 acre grazing paddock & fenced house yard...

Excellent shedding including large hay shed, machinery shed with power & water, 4 bay lock up garage, single garage & double carport...Renovated 4 bedroom (main BR with WIR) homestead with large family room, formal lounge & dining, TV room & sleep-out..Stunning new kitchen with granite benchtops, new stainless appliances & ample storage...Bathroom renovated, laundry with built in storage, fresh paint throughout & ducted AC...House in excellent presentation overall...Also...IG salt pool with shade sail, huge screened entertaining area, 15 meg water licence, round yard, fruit trees & lovely views...All only 2.2 kms from Singletons major shopping centre...

**Scott Bailey**

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