

SOLD

## 45 Orchard Avenue, Singleton



### CORNER BLOCK IN DOWNTOWN SINGLETON

This level corner block is positioned in an established area of downtown Singleton and is a great opportunity for an investor or someone looking to build their own home.

The property features:

- Land size: 702sqm approx.
- Corner position offering 2 street frontages
- Level and cleared
- Potential to build single dwelling or duplex (STCA)

Council Rates: \$509 per quarter approx.

This property is situated in a very convenient location within close proximity to all local amenities including Singleton shopping square, train station and schools.

To arrange an inspection please contact the Hunter Valley's Real Estate specialist Catherine Taylor on 0408 688 836.

"All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries"

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

702 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1182
<b>Land Area</b>	702 m2

### AGENT DETAILS

Catherine Taylor - 0408 688 836  
Andrew Thomas - 0400 492 026

### OFFICE DETAILS

Branxton  
66-68 Maitland Street Branxton, NSW,  
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**TAYLOR & THOMAS**