

## Almost Half an Acre...Investment Potential!!

Looking for a truckie, tradesman, or a super smart buyer looking for that superb parcel of land, offering serious subdivision potential (subject to council approval). The home itself has been modernized throughout and is very appealing. There are many improvements on the property which will appeal to those looking for great shedding and a top shelf games/bar room!!

- Three spacious bedrooms, built ins to main, stunning brand new bathroom and separate second toilet
- Bright and inviting open plan kitchen, parquet flooring
- Two separate living areas, formal lounge, split system air conditioning, fully alarmed
- Natural gas heating, brilliant covered outdoor entertaining area
- Huge 3-4 bay shed, separate teenage retreat/games room/bar
- Outstanding corner block, huge frontage and serious subdivision potential

Situated in a great street with quality homes surrounding, it is a safe environment for the kids to play. The fast growing township of Bargo is located 10 minutes south of Picton and is renowned for its semi rural lifestyle, great access to the freeway and close proximity to both Sydney and Wollongong. Move fast on this one!!



**Gerard Smith**