

Class-Quality-Elegance on 4238m2

THIS ONE IS TOP SHELF AND WILL NOT LAST LONG ON THE MARKET!!

Premier viewing Saturday 13th September at 10.30am- OPEN HOME

We are proud to present this executive property to the market located in an amazing setting. Luxury and class are just a few words to describe what's on display in this truly beautiful family home. Highly appealing on the outside and flawless features and looks on the inside, make this modern home a top contender on your view list

A custom built home in the prestigious Nangarin Estate offers exceptional value to a growing or extended family looking for a change in lifestyle.

This north facing home provides an abundance of natural light with a flowing floor plan offering multiple living spaces overlooking the landscaped gardens and sparkling resort style in ground pool.

The setting is unique located at the end of a cul-de-sac adjoining rural land with a private creek setting directly behind. Peace and privacy is assured yet quality homes surround.

An incredible opportunity exists to take advantage of all the hard work that has been put into this one. The presentation is certainly a credit to the owners.

- 4 double sized bedrooms, master having ensuite, walk in robe and spa bath
- Chefs kitchen with quality appliances, caesar stone benchtops, walk in pantry
- Spacious open living area offering views in all directions
- Wide formal entry, ornate cornices, impressive Tasmanian polished hardwood timber flooring, quality carpet and downlights throughout the home
- Gas fireplace & 3 zone reverse cycle air conditioning for year round comfort
- Remote controlled ceiling fans to all bedrooms
- Games room including a wet bar and bathroom this could also accommodate in-laws
- The large study could easily convert to 5th bedroom
- Sparkling in ground concrete saltwater swimming pool with in floor cleaning system
- Environmental and dollar savings with solar panels
- Clipsal C-Bus smart wire system controls all inside & outside lighting
- Triple Garage with work shop, internal access and remote doors
- Tree lined boundary offering privacy as well as a haven for native wildlife
- Your own raised vegetable plot for the weekend escape
- Every room has a view of the architecturally & horticultural designed landscaping
- Automatic sprinkler system for lawns from 22,000 litre water tank.
- Open fire pit for family weekend BBQ's
- Town water, power, natural gas and sewer are connected
- Your own chipping green complete with bunker to unwind at the end of the day

This is truly what Nangarin Vineyard Estate is all about including access to the estate BBQ and tennis court facilities. There is not a thing to do but pack your bags and move straight in.

The property is located minutes from the thriving township of Picton. The ideal semi rural/lifestyle dream, with all the conveniences of city living. Less than one hour to Sydney, and 40 minutes to Wollongong's beautiful beaches.



Gerard Smith