

## Dream Start On 2312m2

THIS PROPERTY HAS SUB DIVISION POTENTIAL GET ON BOARD  
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This beautiful 3 bedroom home offers genuine appeal and is situated in a position you just can't beat. Quality finished timber high rake ceilings immediately catch your eye as you walk in the front door and turn the corner to your open plan living area. With winter upon us, the open plan living features a cosy slow combustion fireplace, air conditioning and a balcony that makes early morning sunrises and late afternoon sunsets an absolute pleasure to view.

The kitchen which flows from the open living area into an open plan dining area, is spacious and perfect for any chefs gourmet lifestyle. All bedrooms are large in size and all of which consist of an air conditioning unit. Amongst all of these quality features is the land itself which is perfectly flat and fenced.

- 3 large bedrooms with built-ins & A/C unit in all
- Timber high rake ceilings, & balcony with captivating views
- Spacious kitchen flowing into open plan dining and living areas
- Triple garage, one being a double plus a single drive thru

This home will not last long in this high demanding market, and we are expecting a quick sale. Call Gerard Smith First National to arrange your private viewing today!

The historic township of Picton is very popular for the semi rural, relaxed lifestyle it offers, with all the benefits of rural living whilst offering all of the conveniences of city living. Rarely do you find such an opportunity to purchase some of Picton's history so close to town. With major cities now accessible, Picton's popularity is exploding with smart buyers looking for a lifestyle change.

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and/or financial advice prior to making any commitment or decision.



**Gerard Smith**