

## First Class Location...987m2

All offers prior to auction will be considered...The vendors are motivated to sell and have instructed us to get a result!! A quality family home, located in one of the finest streets in Picton. Situated in the heart of the Botanic Gardens, and within easy walking distance to the centre of town, as well as sports ovals, tennis courts, golf & bowling club, bbq areas and a fantastic 6km walking track...Move fast or you will miss out on this one!!

- Four spacious bedrooms, built in wardrobes to all, walk in wardrobe and ensuite off the master bedroom
- Various living options throughout, formal lounge & dining, separate family/rumpus room
- Modern open plan kitchen, flowing through to meals/dining area
- Split system air conditioning, slow combustion fire place
- Covered outdoor entertaining area, double garage under main roof
- Beautifully landscaped & tiered gardens, fully fenced & private block

This property is worth putting on your inspection list. Located in a sought after area, be quick to book your appointment. The ever popular charming village of Picton is located on the southwest fringes of Sydney. Renowned for its semi rural atmosphere and community based lifestyle, offering a wonderful environment to raise a family, or just escape the city, with Sydney being approx 55mins drive, and Wollongong just 30 minutes drive. Enquire today and change your lifestyle!

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**