



## Majestic Home &Hillview&rdquo; on 1 Acre

WOW!! This exclusive property, nestled in the beautiful Jarvisfield Estate and surrounded by the rolling hills of Picton, is nothing short of spectacular. Master built and finished to perfection, the home itself is pure quality, and designed to encapsulate the surrounding views. Extremely functional is the only way to describe the internal spaces, with the living areas a real highlight.

You truly must inspect this masterpiece to fully appreciate the property, and the advertised price is a long way under replacement costs. The vendors are motivated and have instructed us to SELL!!

- Five spacious bedrooms, built ins, walk in wardrobe and huge ensuite off the master room
- Quality tasmanian oak timber kitchen, overlooking meals area and flowing through to open plan living
- Extensive living areas and various options throughout, formal lounge and dining, family/meals areas, sunken rumpus or cinema room with timber raked ceilings
- 9 foot ceilings and decorative cornice throughout, hardwood timber floors, amazing ballroom style timber staircase
- Ducted reverse cycle air conditioning, open fireplace in formal lounge & separate slow combustion fireplace
- Upstairs living space, flowing onto the wrap around verandah, offering great views and outlook
- Beautiful timber staircase, serious potential for in-law accommodation with separate downstairs bedroom and ensuite, internal access to the triple garage
- Massive covered outdoor entertaining/bbq area, overlooking the sparkling in-ground, solar heated pool
- Fully fenced and landscaped acre block, separate shed/workshop, full side access, vegetable patch & cubby house

The list goes on...Enough cannot be said about this superb offering so we suggest you book your private viewing as soon as possible!! The location is arguably the best position in the historic and scenic township of Picton, surrounded by quality homes and minutes to major shopping centres, schools, rail and Antill Park golf club within walking distance.

Jarvisfield Estate is renowned as as a wonderful place to raise a family, the blocks are torrens title with no restrictions, and the surrounding facilities are second to none. Whether it be jogging tracks, tennis courts, the cricket/soccer oval or the bowling club, all are within a few minutes walk. Enquire today!!