

## Simply The Best on 3480m2

This contemporary architectural designed home is in a prime exclusive location and is really something special. The moment you open the front door you will be blown away with an inviting wide formal entry, massive open plan living area off the kitchen, flowing out onto your own covered entertaining area with your own pizza oven and fire pit. If you are after an ultra modern life style, plenty of space and a fantastic entertainer than look no further!! Book an exclusive viewing today to truly appreciate the value of this property.

- 5 double size bedrooms with built ins to all, plus a large study
- Presidential size Master bedroom with huge walk in robe & en-suite
- Ultra modern Caesar stone kitchen with an induction stove, dish washer & huge walk-in butler pantry
- Go to the movies at home with this large theatre room wired for sound and visual
- Reverse cycle ducted air throughout, Bio-Cycle Septic System
- High quality carpets and polished concrete flooring throughout, massive laundry with ample cupboard space
- Double remote garage with internal access, side access
- Meticulously landscaped gardens, exceptional presentation throughout
- High ceilings, oozing with natural light,...too many features to list!

Picton is situated just less than an hours drive from Sydney and 40 minutes from Wollongong's beautiful beaches. It is renowned for its semi rural lifestyle and family friendly atmosphere. With major cities now so accessible, Picton's popularity is exploding with smart buyers looking for a lifestyle change.

We are proud to present this fine property to the market and invite all interested parties to enquire at Gerard Smith First National, to book your private viewing today.

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**