

## SOLD!SOLD!SOLD!SOLD!

THE OWNERS HAVE INSTRUCTED US TO SELL AND WILL CONSIDER ALL OFFERS WITHIN PRICE RANGE.

An attractive country style residence set in a prime location with rural views. The home is architectural designed and has a unique floor plan and layout. The home is ideal for a family looking to move onto rural acreage yet be so convenient to town, only 3 minutes drive into Picton. This would be a great lifestyle change for those looking to escape the hectic city lifestyle. The property lends itself to many opportunities including home business set up; tradesman, truckie or hobby farmer. There are no restrictions, no estate fees, this is a Torrens title block where you can do what you want subject to the current rural zoning. There are beautiful views of the surrounding rolling hills of Picton.

- Quality 4 bedroom home, built ins to all, ensuite to master
- Modern kitchen featuring walk in pantry and plenty of natural light
- High ceilings, split system a/c, combustion heating, ample storage
- Spacious living areas cathedral ceiling in main living area, 3rd toilet
- Massive undercover entertaining area sure to impress the guests
- Established gardens, mature trees, chook pen and dog run
- Cubby house and swing set, veggie patch are set up and ready to go
- Wide road frontage, large shed, pasture improved land, 3 separate paddocks

The historic township of Picton is very popular for the semi rural, relaxed lifestyle it offers, yet with all the conveniences of city living. Ideal for family living, the friendly community based atmosphere will ensure you enjoy living in this area.

Rural acreage in the middle of town with such convenience to all facilities is certainly going to create a lot of attention. A rare offering to the market place so close to town on rural acres. For further information please call Gerard Smith at our office today.



**Gerard Smith**