

## SOLD!SOLD!SOLD!SOLD!

HOT PROPERTY DO NOT MISS OUT!!  
THIS HOME WILL SELL QUICK!!

This appealing property is set on an elevated block in a quiet well established part of Picton. The home has been recently renovated and is very comfortable and would suit a young couple entering the market, investor or retiree.

The landscaped gardens are spectacular at the front of the property and the backyard has been fully converted into your own private native paradise! Appreciate all the hard work in this spectacular garden set up. The gardens are peaceful and tranquil being ideal for the buyer looking to relax and have a great reading spot on the weekend.

The owners have instructed us to sell and will consider all reasonable offers. They are looking to be sold by Christmas. The property offers superb value in the current market and will not last long. It is a great start for anyone looking to enter the market, and has many more inclusions:

- Appealing 3 bedroom home, with built-ins and ceiling fan
- Modern kitchen, stainless steel appliances, pantry, gas cooking
- Beautiful polished timber floors throughout, and downlights
- Open plan living with separate formal dining areas, meals and family rooms
- Wide side access and also fully landscaped native gardens
- Large undercover entertaining area, chook pen and garden shed
- Carport and laundry with additional shower and toilet

This property is worth putting on your inspection list. Located in a sort 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 60mins, and Wollongong just 30 minutes.

Enquire today and change your lifestyle!



**Gerard Smith**