



25 Mallam Road PICTON, NSW

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Express Sale...Botanic Gardens...893m²

This property **MUST BE SOLD!!!!** What an offer we have for the smart buyer looking for a true bargain in today's market...A more than comfortable home, perched in an elevated position, in arguably the best spot in Picton. Located in the popular Botanic Gardens Estate and in a quality street, this property won't last long on the market. A simple facelift is needed to bring it up to scratch, but at this price the reward would be far greater than the outlay.

- Four good sized bedrooms, with built ins to all and an ensuite off the master room
- Modern kitchen, flowing onto meals area with views over the surrounding hills & valleys
- Large formal lounge, separate dining area or second living area
- Single drive through garage, outdoor entertaining area, fully fenced

This is a fantastic opportunity for any buyer, and would ideally be suited to the young family or tradesman, looking for a solid base to work with, in a truly enviable position. The block is near level, which is a rarity in Picton, and with rear access is even more appealing. Enquire today before you miss out!!



Gerard Smith