



156 Menangle Street PICTON, NSW



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## Charm, Character, & Approved Granny Flat

These types of homes never sit long on the market in Picton....As described in the heading, this home offers historic charm and character, but has had a touch of modernising over the years to ensure its appeal to those not looking for a high maintenance property. With a separate fully approved granny flat, there are currently two rental yields coming in and a great return for the investor!!

- Three good sized bedrooms in the main home, built ins to two
- Spacious open plan living, separate meals area off the kitchen
- Modern kitchen, quality appliances, gas cooking
- Split system air conditioning, slow combustion fireplace
- Outdoor bqg/entertaining area, second toilet in laundry
- 918m2 parcel of land, excellent location, walking distance to town
- Fully approved self contained one bedroom granny flat, separately metered
- Separate single garage/workshop, side access

This property has a lot to offer the smart buyer and represents great value for money when compared to other properties currently on the market. Suitable for the investor, young family,



**Gerard Smith**