



249 Argyle Street PICTON, NSW

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## Huge Potential on 1944m2

This type of property always attracts plenty of attention on the market, and this great offering surely will not last long, so be quick to view!! With loads of character and appeal, the home would be suitable for anyone looking for a property where all the hard work has been done. Immaculately presented, no expense has been spared, and situated on 1944m2, this will generate a lot of interest for those looking to tick all the boxes.

- Four large bedrooms, spacious bathroom, second toilet
- Modern open plan kitchen, flowing into meals/dining area
- Extensive living options, formal lounge, second family/living room
- High ceilings throughout, split system air conditioning, slow combustion fireplace, alarm
- Fantastic outdoor entertaining areas, ample garaging and shedding
- Side access, circular driveway, beautiful block zoned residential 2A with subdivision potential S.T.C.A

Located in a prominent position in the thriving township of Picton, situated less than one hour from Sydney's CBD, and 35 minutes from Wollongong. Only minutes walk to shopping centres, schools, and the train station. Elevated position, with views over the surrounding



**Gerard Smith**