



172 Menangle Street Picton, NSW



## Great Location on 696m2

THESE TYPES OF HOMES NEVER SIT LONG ON THE MARKET IN PICTON?.. ACT QUICKLY ON THIS ONE!

An exciting opportunity exists to purchase this impressive home filled with charm & character. Located in a sort after area within walking distance to all facilities, you can leave the car at home & utilise the easy convenience to town and the railway station.

It's a combination of the old and the new with this value packed property. This is a more than comfortable home which has had a touch of modernising over the years to ensure its appeal to those not looking for a high maintenance property.

- Four bedrooms with ensuite off the master
- Modern open plan kitchen, overlooking large meals area & family room
- Two split system a/c, ceiling fans, slow combustion fire
- Beautiful timber flooring, high ceilings
- Covered timber deck at rear perfect for entertaining
- Single detached garage
- Great position overlooking Victoria Park and back onto rural land



**Trevor Ive**