



17 Picton Avenue Picton, NSW

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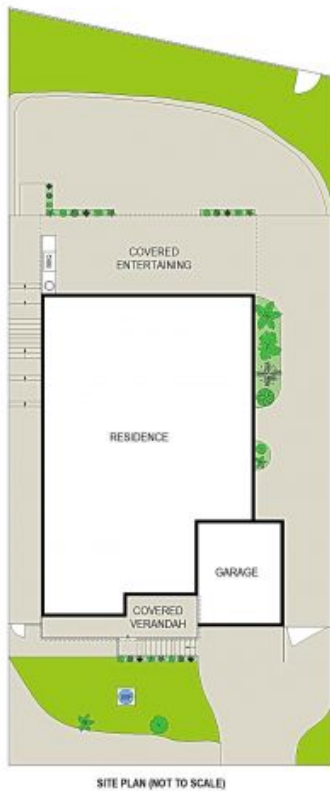
## Custom Built Quality...942m2

Perched in an elevated position in one of Picton's most desirable locations, this 5 star quality tri level home lends itself to various pursuits. Ideal for the large or growing family, or those looking for dual occupancy potential, the home is expansive and full of the very best fittings and fixtures.

- Five spacious bedrooms, built in wardrobes to all walk in wardrobe & ensuite off the master retreat
- Beautiful open plan designer kitchen with caesar stone benchtops, first class appliances & ample storage
- Well appointed main bathroom, ensuite off the first level guest room
- Extensive open plan living options both formal & informal, cathedral ceilings, polished timber flooring & staircase
- Ducted reverse cycle air conditioning & underfloor heating throughout, gas cooking/ heating options, feature combustion fireplace
- Spacious verandahs with commanding views over Picton's rolling hills
- Enormous alfresco/outdoor entertaining area with built in bbq/bar
- Level rear yard, fully fenced & landscaped block with side access
- Options for dual living or in law accommodation with the unique design of this expansive home



**Gerard Smith**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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