



220 Menangle Street PICTON, NSW

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### FEDERATION HOME, CIRCA 1910

This beautiful, double brick Federation home oozes character and is conveniently located a short walk or drive from Picton Railway Station, town centre and Public School. Set on the high side of Menangle Road this home features decorative high ceilings and cornices, leadlight windows, wrap around verandah, off street parking and superb gardens.

- ?Large lounge room or 4th bedroom with an open fireplace and split system air conditioner
- ?3 huge bedrooms, two with timber and floral tiled open fireplaces
- ?Modern kitchen with island bench, 2 drawer dishwasher, electric cook top, wall oven and split system air conditioner
- ?Living area off kitchen with slow combustion fire
- ?New bathroom at the back of the home
- ?Second bathroom with shower, bath and toilet
- ?Plenty of room in the laundry with triple tubs and 310 ltr hot water system
- ?Polished timber floorboards, bedrooms carpeted
- ?Tenants can use the concrete slab for parking
- ?Backyard ends at the concrete slab and is fenced off
- ?Shed not included



**Sue Rosella**