



7 Middleton Place PICTON, NSW

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## FIRST CLASS LOCATION!!

Located in an elevated position in Picton Botanic Garden Estate and within walking distance to the Botanic Gardens playground, Hume Oval and cycleway, this property is perfect for a family.

- 3 spacious bedrooms all with built-in robes. The main bedroom has two built-ins.
- Large lounge room with study nook.
- Formal dining room between the lounge room and kitchen.
- Extra large, as new Polyurethane kitchen with 40mm granite stone benchtops, plenty of cupboards and drawers, ceramic cook top, wall oven with grill underneath, 2-door pantry, Bosch dishwasher and a huge fridge space.
- Family room off the kitchen with a slow combustion heater and split system reverse cycle air conditioner.
- Modern 3-way bathroom with bath, shower, toilet and vanity.
- Outside laundry with toilet.
- Huge covered entertaining area, ideal for your BBQ and outdoor setting.
- Tiled/timber flooring and ceiling fans throughout.
- Large, private, fully fenced back yard with a shed.



**Sue Rosella**



**Alyssa Houston**

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