

Sold



20 Emmett Cl, Picton



## 1290m<sup>2</sup> - CUL DE SAC PERSUASION - BEAUTIFULLY CRAFTED VANTAGE POINT

COMPELLING EMMETT CLOSE POSITION - An easy walk to town, a wonderfully appointed custom built property crafted by 'AVERY HOMES' & above all stunning value. Free flowing, open plan living as well as ample space to enjoy with formal lounge, separate dining area, 4 bedrooms or study combination capability the flexibility attracts interest. A beautiful kitchen with ample island bench space, huge (6) burner gas range & underbench oven, walk in pantry. The impact with views to the Picton Hills.

Bay windows feature as does a magnificent elevated timber cantilevered decking to the rear with aspect through solid timber sliding doors over the township. A perfect place to call home the expansive decking under awning with screening is a call to relax & have a toast.

Master suite with en-suite & walk in robe, further bedrooms well separated, main bathroom & separate laundry with path access to paved patio area. Split level features along with high ceilings, combination of split system as well as ducted air conditioning

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<b>Price</b>	SOLD for \$750,000
<b>Property Type</b>	Residential
<b>Property ID</b>	997
<b>Land Area</b>	1,290 m <sup>2</sup>

### Agent Details

David Goulding - 0416 042 086

### Office Details

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for year round comfort levels, led downlights & floating timber flooring also exhibit. Access to tiered garden, landscaped area & paved walkways. Double garage under main roof, ample off street parking to quiet cul de sac. Contact David Goulding for details.

Note property is currently leased returning excellent yield.

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