

Sold

1 The Vintage, Picton



IT'S THE BUSINESS! – SUPER DESIRABLE EXEC & CUSTOM BUILT – ABUTTING VINEYARD

CREAM FLOATS to the TOP – 1.25 STAND ALONE ACRES / 5139m2 in area. Tightly held over the years this beautiful residence is now available for a buyer seeking a special blend of idyllic position & character filled elements. Spacious & free flowing nature literally at one's fingertips, stunning appeal affording the best vantage points & views without compromise. This property stands alone in the ever popular Nangarin Vineyard Estate. Indelibly etching a positive impression those who visit will definitely crack a smile of appreciation.

A wonderful family friendly layout both internal & external space is a virtue with copious appointments extending to a total of (5) bedrooms, bedroom (2) also with private en-suite for the benefit of teenagers or those that choose to visit. A separate study plus commanding sun room maximising all season usability, alight to hardwood wrap around decking & covered veranda with elevated aspect the wildlife / birds that cohabit are beautiful to behold.

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Price	SOLD for \$1,650,000
Property Type	Residential
Property ID	1130
Land Area	5,139 m2

Agent Details

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Tri level features with majestic elevated kitchen finished to perfection with island stone bench prep area, feature internal brickwork to main formal living with super high ceilings, tasteful mood lighting, slow combustion fireplace, formal dining with natural light in abundance, views to vineyard framed to tantalise. Further extending to informal living / media area, vaulted ceilings & polished hardwood floors are prominent throughout, upstairs a master suite with Cape Cod construction affords the best of attributes delivering autonomy from other well separated areas, usability & flexibility are key, an abundance of characteristics are on show.

Abutting the working vineyard is wonderful with afternoon shadows magnifying the appeal. Fabulous gardens are to be enjoyed, tasteful landscaping, sweeping crushed stone driveway complimented with bitumen off street parking, native & mature plantings, shade trees, clay paved areas & pathways, quiet getaway outlooks overlooking the gorge to rear boundary, vast entertaining patio, shade cloth protection, sparkling in ground swimming pool for the kids, ample side access, many areas for extra shedding if required. Triple garaging capacity under main roof with segregation for workshop if required.

Located a short drive to PICTON town centre literally minutes away for extra convenience, train station commute / parking to Sydney CBD a little over an hour away along with freeway access some '15' minutes away at Wilton junction. Nangarin Vineyard Estate proven to deliver the best of rural residential living & recreation.

IN SUMMARY – We love it & we are confident you'll feel the same way. 1 The Vintage has the credentials to satisfy every buyer!

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