

SOLD



11 Emmett Cl, Picton



COMMANDING ASPECT – CUSTOM BUILT – FULL BRICK ELEMENTS

MAGNIFICENT BESPOKE HOME! Emphasis on comfort, convenience & flexibility with ability to house an extended family in style with practical elements & strength in full brick build quality. A quarter acre block 1000sqm. Tightly held positions on Emmett Close high side of street offer the very best vantage points for views across the Picton valley. Extremely desirable this builders own home has the lot, views, street presence & open space acreage to rear boundary. Not overlooked in any way the privacy assured emphasises the vision & design concept. A tri-level design with sweeping wraparound 1.8m deep veranda's to hardwood decking with elevated rear 3m depth deck overlooking beautiful concrete swimming pool to rear & mature gardens.

PERFECT LIVING AFFORDED – Copious areas across all floors the interior will deliver on all fronts. This home as granny flats go can easily deliver a self contained solution to the ground floor with massive rumpus / media room along with third bathroom for the relative/s that need care & family attention.

5 3 2 1,000 m2

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|--------------------------------|-------------------------|
| Price | SOLD for \$1,050,000 |
| Property Type | Residential |
| Property ID | 1137 |
| Land Area | 1,000 m2 |
| Agent Details | |
| David Goulding – 0416 042 086 | |
| Office Details | |
| Reside | |
| 3/112 ARGYLE STREET Picton NSW | |
| 2571 Australia | |
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DAIKIN ducted reverse cycle air-conditioning looks after the families seasonal requirements on heating & cooling.

Alight to a beautiful wrap around formal lounge, stunning views from expansive glass, formal dining with hardwood timber flooring, sliding & French door access prominent to all decks front, side & rear. A centralised kitchen with blackbutt cabinetry, stone benchtops & stainless steel appliances, huge pantry, dishwasher & gas range cooktop. High 3m ceilings accentuate the usage of the block contours and compliment the home accordingly, beautifully tiled floors to kitchen & informal family living to centre of home. To the rear an elevated bay window sunroom also compliments for relaxed comfort.

A master bedroom to front of home along with walk in robe & separate en-suite. fabulous hardwood timber doors throughout & storage capacity above regular expectations. There are (3) further bedrooms all with fitted out double built ins. A main bathroom of three way design also with stone & timber vanity. All bathrooms have floor to ceiling ceramic tiling.

Externally the home is easily traversed with massive expense on landscaping invested, paved pathways & rear sandstone boulder rock feature in situ & water cascade as well as beautiful pool for the kids to enjoy, a spa also in situ. A massive extra width double garage with automated doors, plenty of sub-floor access & opportunity to further enhance possibilities. Craftsman Flemish bond circular brick retaining walls to front with sandstone capping & gate lights frame the frontage perfectly. An outstanding opportunity as the position so close to the township offers convenience & exclusivity. Homes like this are not readily available! Contact David Goulding on 0416 042 086 for further insight.

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