

SOLD



84 Menangle St, Picton



## COTTAGE APPEAL – ELEVATED ASPECT – EXCELLENT ELEMENTS

ALWAYS A LOOKER! – This beaut (3) bedroom elevated cottage with fabulous credentials will appeal to those seeking a great position within an easy walk to Picton's township, train station & ease of access for those commuters by way of short drive to freeway junction at Wilton. A wonderful full width veranda outlook to front with covered rear decking to rear are characteristics to enjoy.

CURRENT ZONING R3 MEDIUM DENSITY.

Features include – Timber windows, floating timber style flooring, high gloss cabinetry to kitchen, stone benchtop, stainless steel appliances / dishwasher & gas stove, split system air conditioning, ceiling fans & downlights. The property is concise & cosy.

Solar panels to roof front & rear.

The home a mixture of masonry, timber floor & weatherboard style cladding with Colorbond sheet metal roofing the

3 2 1 975 m2

<b>Price</b>	SOLD for \$665,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1141
<b>Land Area</b>	975 m2

### Agent Details

David Goulding – 0416 042 086

### Office Details

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construction is modern & blends well with the surroundings. A great layout with expansive living, main bedroom with en-suite access & combined laundry with 2nd w.c. two further generous bedrooms exemplify the homes charming nature & usability.

Plenty of built ins, floor to ceiling tiling to main bathroom. The block sloping by nature will require some creativity to further enhance but the prospects are exciting, the views from the rear of the block over Picton are outstanding. Plenty of off street parking with spacious carport to the side for vehicle storage. Contact David Goulding on 0416 042 086 for details.

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