

Sold



43 The Grange, Picton



BEAUTIFUL 'FAIRLIGHT' BESPOKE HOME & ACREAGE – RIDGETOP PROMINENCE

Welcome home! AWESOME ATTRACTION along with MAXIMUM APPEAL – Located on 'The Grange' – Magnificent stylish residence & situated within the renowned 'Nangarin Vineyard Estate' views to the skyline over the vineyard & beyond towards the Southern Highlands. Street appeal being sited along the tightly held ridgetop with nature reserve to front. The home along with the inventory to match affords comfort & luxury as expected with the prominence of the Fairlight brand. Spacious by design the layout flows with copious living to front & rear, informal dining area & secondary informal living. Extra third w.c to laundry. The homestead caters for a specific buyer that has the taste for finer detail & quality workmanship.

Features include,

4797m2 land area, High ceilings, Colorbond roofing, (4) beds + study, Decorative cornice & ceiling rose plaster, Triple detached garaging / workshop, Polished timber hardwood flooring, French provincial style kitchen cabinetry & gas range, Timber surround

4 2 3 4,797 m2

Price	SOLD for \$2,100,000
Property Type	Residential
Property ID	1149
Land Area	4,797 m2

Agent Details

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to fireplace mantelpiece, Bagged exterior brickwork & internal feature brickwork, Bay windows overlooking the fabulous rear vista. Clawfoot bath to main, Expansive master bedroom with walk in robe.

Appreciate a bygone era with beautiful front concave veranda & rear Alfresco / dining / portico affording all season enjoyment & relaxed entertaining potential. The rear yard is expansive with gentle rolling topography to rear boundary dotted with native shade trees & pasture grass for fodder & animal carrying capacity. Ample setback & privacy feature prominently, flat area to rear of homestead & gentle transition. The prospects for an infinity pool capture the next step of evolution if required.

The home tackles the seasons with a sound array of heavy duty DAIKIN ducted reverse cycle air conditioning along with natural gas connectivity, feature gas fireplace to formal lounge. Design is important with a nice touch being the walk through pantry to formal dining from the kitchen, convenient especially for dinner parties & preparation. All further (3) bedrooms appointed appropriately & generous areas offered along with built ins where in situ. Externally the gardens are tastefully retained & landscaped with extra capacity rainwater storage of approximately 100000 litres. The property is served with sewer connection.

NANGARIN as a preferred destination has the ability to deliver a fabulous lifestyle with walking tracks, community open space to enjoy, BBQ facilities as well as designated professional tennis court for usage, usage for residents & immediate guests. A very calming living environment allowing for the executive resident to escape hustle & bustle. This fine property located literally a (5) minute drive from historical Picton township with a vibrant atmosphere ease of access to train commute with freeway access approximately 15 - 20 mins away.

Contact David Goulding on 0416 042 086 to reserve access time.

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