

SOLD



25 The Ironbarks, Picton



## A GORGEOUS BACKDROP! – OPEN BROAD ACREAGE & COUNTRY VIEWS

NANGARIN VINEYARD ESTATE DELIVERS AGAIN – IS THIS YOUR NEW ADDRESS? This beautifully positioned executive family homestead & acreage will appeal upon first visit. Wide & expansive the charming rural / residential block has the perfect orientation located on a quiet cul de sac streetscape. Situated a short drive from historical Picton township within the sought after 'Nangarin Vineyard Estate'.

What does this property offer? – MUCH – Above all 4126 sqm being over an ACRE of VALUE & ATTRACTION! Rectangular & wide street frontage.

Simply a relaxed affordable lifestyle with privacy & space surrounding, a calming atmosphere to be appreciated. Flora & Fauna synonymous the wildlife / nature backdrop & surroundings allow an escape from the hustle & bustle.

The home well appointed, a blank canvass to make your own. Copious living the floor plan captures usability & functionality

🛏 4 🚗 2 🚘 2 📏 4,126 m2

**Price** SOLD for  
\$1,300,000

**Property Type** Residential

**Property ID** 1152

**Land Area** 4,126 m2

### Agent Details

David Goulding – 0416 042 086

### Office Details

Reside

3/112 ARGYLE STREET Picton NSW  
2571 Australia  
02 4677 3611



with beautiful views through full height windows front & rear, a commanding elevated hardwood decking to the full width rear reveals further enjoyment. Jump into the sparkling inground swimming pool the kids will be in their element this summer as will the pets given the area afforded to the rear of the property.

A massive master suite to one side assures privacy & with several formal & informal living areas there is scope for a larger families needs being catered for. A study can also double as a fifth bedroom if required. All further bedrooms with built ins. Tiled floors are a feature, galley style kitchen with dishwasher & gas range, formal dining over;looking the rear yard & pool. Comfort a given with ducted reverse cycle air conditioning, solar renewable energy panels to roof, natural gas as well as convenience of sewer connected. Ample off street parking with generous extra length double garage / workshop with automated access. Walking tracks & community facilities including tennis court & BBQ area. The theme of the estate surrounding the vineyards encapsulates the best elements available.

Tasteful landscaping, shade trees & expansive yard laid to lawn. In summary one of the best currently available. Contact David Goulding - 0416 042 086 for further details.

Disclaimer: Although Reside has made every effort to ensure accuracy Reside and its employees shall not be liable to any person for any loss or damage of any kind whatsoever or howsoever (including indirect or consequential loss) arising from any errors or omissions or from reliance placed upon any information, advice, statement, opinion or conclusion in all or any part of the contents of this publication/information as we cannot guarantee its accuracy. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.