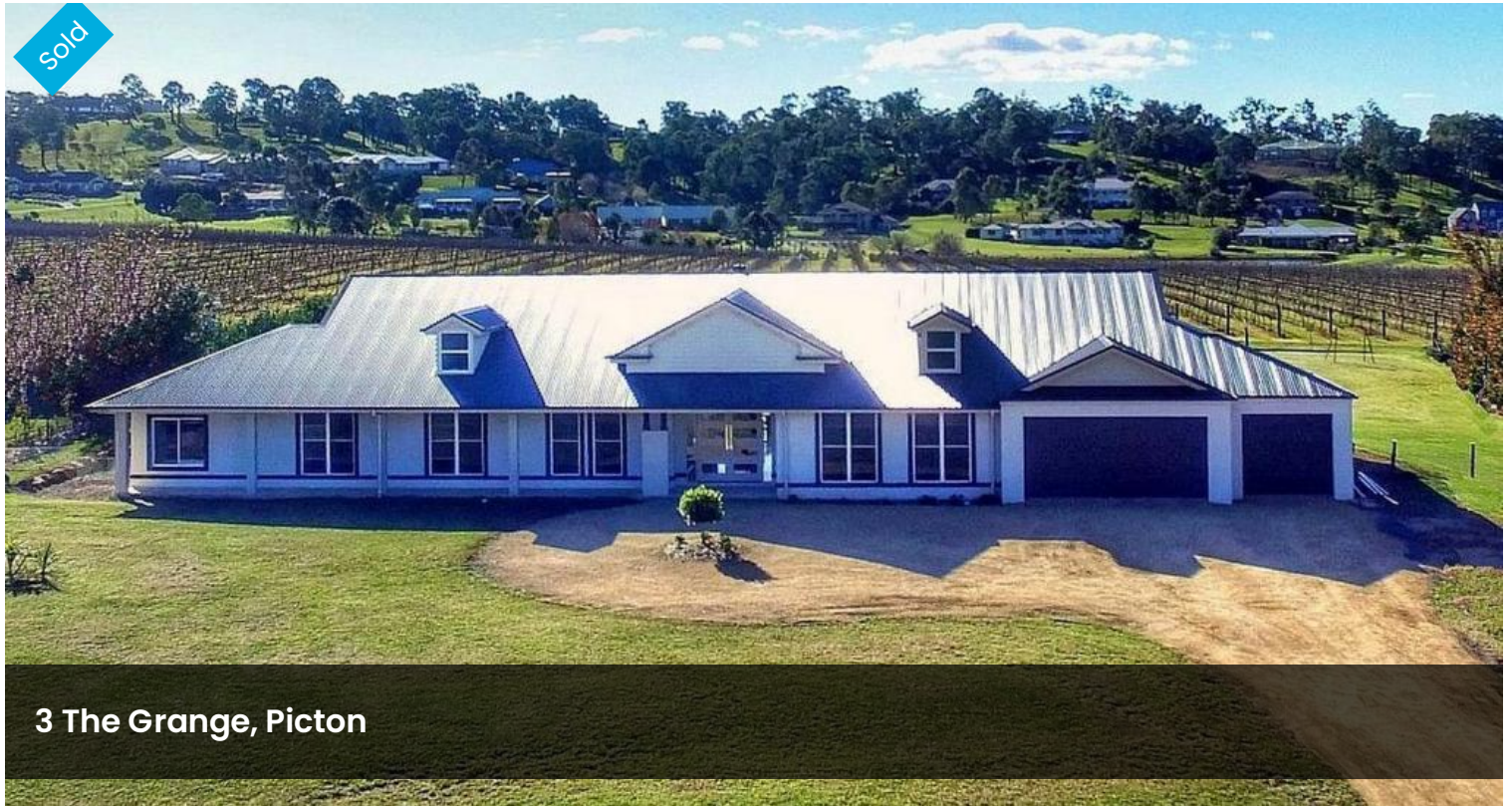


SOLD



3 The Grange, Picton



## SOLD OFF MARKET – RESIDE CONNECTING WITH BUYERS!

JUST SUBLIME – A magnificent (5) bedroom home + study with alluring proportions, comfort with quality. The position of this superior homestead will not disappoint with private outlook to 'Crocodile Creek' reserve / nature habitat area as well as perfect valley views & working vineyard upon rear boundary.

NANGARIN VINEYARD ESTATE, popularity assures a relaxed lifestyle with convenience to Picton township & freeway access approx 20 minutes easy drive. This property will satisfy the need for open flat space amplifying enjoyment & usability for all members of the family.

LAND AREA – IN EXCESS OF AN ACRE, FLAT USABLE & FENCED.

- STREET APPEAL & WELL SET BACK
- STUNNING OPEN PLAN IMPACT
- ELEVATED OUTLOOK FRONT & REAR

🛏 5 🚿 2 🚗 3 📏 4,000 m<sup>2</sup>

**Price** SOLD for  
\$2,000,000

**Property Type** Residential

**Property ID** 1191

**Land Area** 4,000 m<sup>2</sup>

### Agent Details

David Goulding – 0416 042 086

### Office Details

Reside

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



- DESIGNER KITCHEN, SMEG APPLIANCES
- BUTLERS PANTRY & HUGE LARDER
- HIGH CEILINGS, FEATURE FLOORING
- SEWER & NATURAL GAS CONNECTED
- TRIPLE GARAGING & AMPLE SIDE ACCESS
- LARGE PATIO AL FRESCO AREA
- MASSIVE MASTER SUITE SEPARATION
- FOUR (4) FURTHER GIGANTIC BEDROOMS
- WALK IN ROBES TO ALL BEDROOMS
- MASSIVE LAUNDRY + POWDER ROOM
- STUDY, COPIOUS WALK IN STORAGE

Much sought after the character & appeal of Nangarin as a destination has the runs on the board for desirability. With this particular property the external aspect northerly facing to the rear solar access throughout the day is pretty much assured on perfect days. A private cul de sac position with little thoroughfare traffic maintains one of the most attractive positions within the estate. Contact David Goulding on 0416 042 086.

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.

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