

Sold



41C Hill St, Picton



## FABULOUS POSITION – 550m<sup>2</sup> BLOCK – MODERNISED – EXCELLENT APPEAL

GREAT ORIENTATION – BEAUT BRICK VENEER COTTAGE – Wide sought after position being 'Hill Street' within an easy drive to town & walk to train station for commute convenience. High ceilings, popular builder, Cuthbert & Jones. Meticulous décor throughout nothing really to do to fully enjoy. Formal lounge separate informal / dining & galley kitchen. Built ins to all bedrooms along with abundant natural light. Three way bathroom with en-suite access from main bedroom.

Ducted reverse cycle air-conditioning, ceiling fans along with slow combustion wood heater, all seasons are catered for comfort.

Drive through access to rear yard, expansive patio area & the block being virtually flat fully fenced & totally usable. A great starter home or simply looking to downsize with an easily maintained opportunity.

Slab to rear existing with power provision for medium size garden

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<b>Price</b>	SOLD for \$770,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1202
<b>Land Area</b>	551 m <sup>2</sup>

### Agent Details

David Goulding – 0416 042 086

Harry Goulding – 0404 619 000

### Office Details

Reside

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shed. The rear yard is a fabulous area for further enjoyment, plenty of room to sink a pool, also raised veggie gardens.

Contact David Goulding 0416 042 086, Harry Goulding 0404 619 000.

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