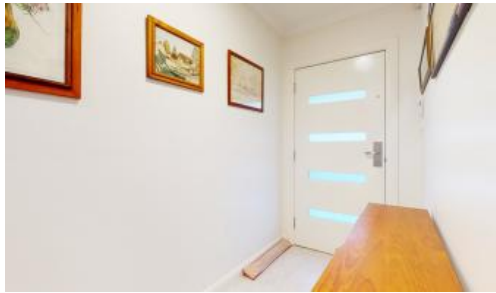


Under Contract



23 Yallambi St, Picton



PRICED TO MEET MARKET – ALL THE ELEMENTS STACK UP!

LOOK OVER HERE! – Fabulous value on this side of the street! Nestled in the wonderful 'Jarvisfield Estate' close to Picton's 'Botanic Gardens' with tremendous 'valley views' this home boasts quality fixtures and fittings throughout. As you enter the home the ambiance oozes warmth and family functionality.

Further flexibility provided by a detached studio/annex (approx. 3m x 5m) with reverse cycle air conditioning. Ideally suited as a spacious and private home office, retreat or for establishing your very own 'small business at home'.

Desirable community orientated streetscape with positioning & convenience to the township a short drive or easy pleasant stroll via walking / cycling track & recreational facilities. Reserve to front so not overlooking homes directly the leafy appeal is another tick of approval.

Attention to detail at every turn, nothing to do, just turn the key & live comfortably. The home offers four generous bedrooms, the

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Price	Contact agent
Property Type	Residential
Property ID	1214
Land Area	540 m2

Agent Details

David Goulding – 0416 042 086
Harry Goulding – 0404 619 000

Office Details

Reside
3/112 ARGYLE STREET Picton NSW
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master bedroom features walk-in-robe and private en-suite with underfloor heating, all other bedrooms with built-ins. Central to the floor plan a gourmet kitchen with island bar, stainless steel appliances and butler's pantry. Open plan informal living, entertainment via media room plus separate study nook. Desirable inside out living capacity is also covered with a substantial / subtle alfresco area that makes entertaining friends and family a breeze.

A block that is well proportioned no strange shape here a regular rectangle with excellent frontage width & side depth being fully fenced with the rear of the property facing west for afternoon sun through to early evening, an ideal spot for pool placement.

Reiterating the total flexibility provided by the standalone studio guaranteeing a dedicated space as required by any owner. Easily acting as a spacious home office, studio, or hobby room. Side access granting a direct route to the studio in rear garden. Considering starting your own 'home business'? Look no further.

IN SUMMARY - Great home, great location & motivation to sell. Well priced, make the offer & let's close a deal!

Contact David Goulding on 0416 042 086

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