

Sold



11 Poplar Pl, Picton



## PERFECTION – 1163m<sup>2</sup> – NO EXPENSE SPARED MASTERCLASS RENOVATIONS

MAGNIFICENT BLOCK SIZE, 1163m<sup>2</sup> – DELAYED SETTLEMENT  
POSSIBILITIES!

No doubting the desirability! – Picton's 'Jarvisfield Estate' – 'Botanic Gardens'. When compared this property certainly stacks up on attraction & value. Purposefully enhanced, no expense spared, time & effort all appealing to the executive purchaser requiring a fastidious family home.

Sited within a quiet cul de sac, a tremendous executive home of copious proportions comprising a top down reinvent capturing all the very best attributes, the inventory on offer amplifies comfort, style & elegant living. This fine property on a whopping 1163m<sup>2</sup> block, flat topography within the generous boundaries also with side access is layered with practical convenience to satisfy all family members.

– Sparkling 'Integrity' pool & spa seat, all weather 19KW heat pump climate control, glass surrounds.

5 2 4 1,163 m<sup>2</sup>

**Price** SOLD for  
\$1,620,000

**Property Type** Residential

**Property ID** 1216

**Land Area** 1,163 m<sup>2</sup>

### Agent Details

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### Office Details

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- French country kitchen, stone splash backs, 40mm bench tops, (3) ovens + Butlers pantry.
- Bifold entry & Stacker doors rear of home & to dining & living.
- Gabled ALFRESCO, awning & paved entertaining area overlooking pool facilities, all season enjoyment.
- 3 Phase power, 20KW Actron A/C, Alarm & data hardwired, Led mood lighting.
- Plantation shutters, 'Somfy' remote blinds, 'Bellerive' fireplace, through floor heating.
- 6m Utility / multi purpose room supplements existing garaging, office or craft room maybe.
- Landscaped with flair, raised garden beds, 5000 ltr water tank, prep workshop, farm feel or granny flat appeal.
- Media room with Sonos speaker system, study with display cabinetry.
- Study, awesome bookshelves & display cabinetry, third w.c & downstairs powder room.
- Floor to ceiling tiling, stone bench tops to bathrooms, stand alone bath to main, walk in showers, designer porcelain.

The standard of this property, execution / modernization has left no stone unturned, completed by 'Anderson Building' a "sensational builder" to quote the owners. From the moment you approach & whether you walk through the wrought iron entry doors or to the side being the massive entertaining area it is plain to see that this property is complete in every regard.

A wonderful open plan living ambiance is defining & compels further intrigue. With French door access points, beautiful surroundings support a relaxed lifestyle. Several autonomous living areas pinpoint options & flexibilities. To create such a magnificent property takes vision & to pull it off takes determination without care of expense. A credit to the owners.

With (5) bedrooms if preferred (reclaim the huge walk in robe) the master suite is expansive along with all further bedrooms with built in robes, a separate designated & huge walk in robe caters for his & hers amply. A gallery media area also compliments to the first floor. The views to the rural hills are beautiful, walk to town a breeze!

In summary – Within this beautiful property, privacy, ambiance & space factor prominently – Much, much more is on offer, the devil is in the detail.

Contact David Goulding on 0416 042 086

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