

3/104 MENANGLE STREET WEST, PICTON, NSW, 2571



**SOLD**

## A DOWNSIZER'S DREAM WITH A SEMI RURAL LIFESTYLE

This unique villa is located in one of Picton's quiet pockets and is ideal for those looking to downsize in a quiet friendly semi rural town. It is also perfect for the astute investor or as your very first home. Located in a friendly quiet complex, you will be pleasantly surprised at all that is on offer, spread over an impressive easy flow floorplan, it's use of space has been maximised to ensure the highest level of comfort & practicality is achieved on all levels.

### Features Include:

- Front porch overlooking front yard with manicured gardens
- Two well proportioned bedrooms equipped with built in robes & ceiling fans
- Spacious living room with ceiling fan
- Split system air conditioning
- Separate dining room
- Well appointed kitchen with ample cupboard & bench space
- Pantry
- Breakfast bar overlooking the dining room
- Vibrant bathroom with floor to ceiling tiling & bathtub
- Undercover alfresco is fully paved & low maintenance with ceiling fan
- Garden shed
- Remote garage with backyard access
- Common BBQ area with sweeping views of lush greenery

This unique abode is located in Picton, a popular and friendly semi-rural town bustling with restaurants, cafes and community events. Located only a short distance to the local shopping center, public transport, sporting fields, child friendly parks and surrounded by the lush greenery that you could only expect from living in a gorgeous semi rural town. Another bonus is you are only a short 35 min drive away from the beautiful beaches of Wollongong.

Agency Central believes that all the information contained herein is true & correct to the best of our ability however we encourage all interested parties to carry out their own enquiries.

**2 BED | 1 BATH | 1 CAR**

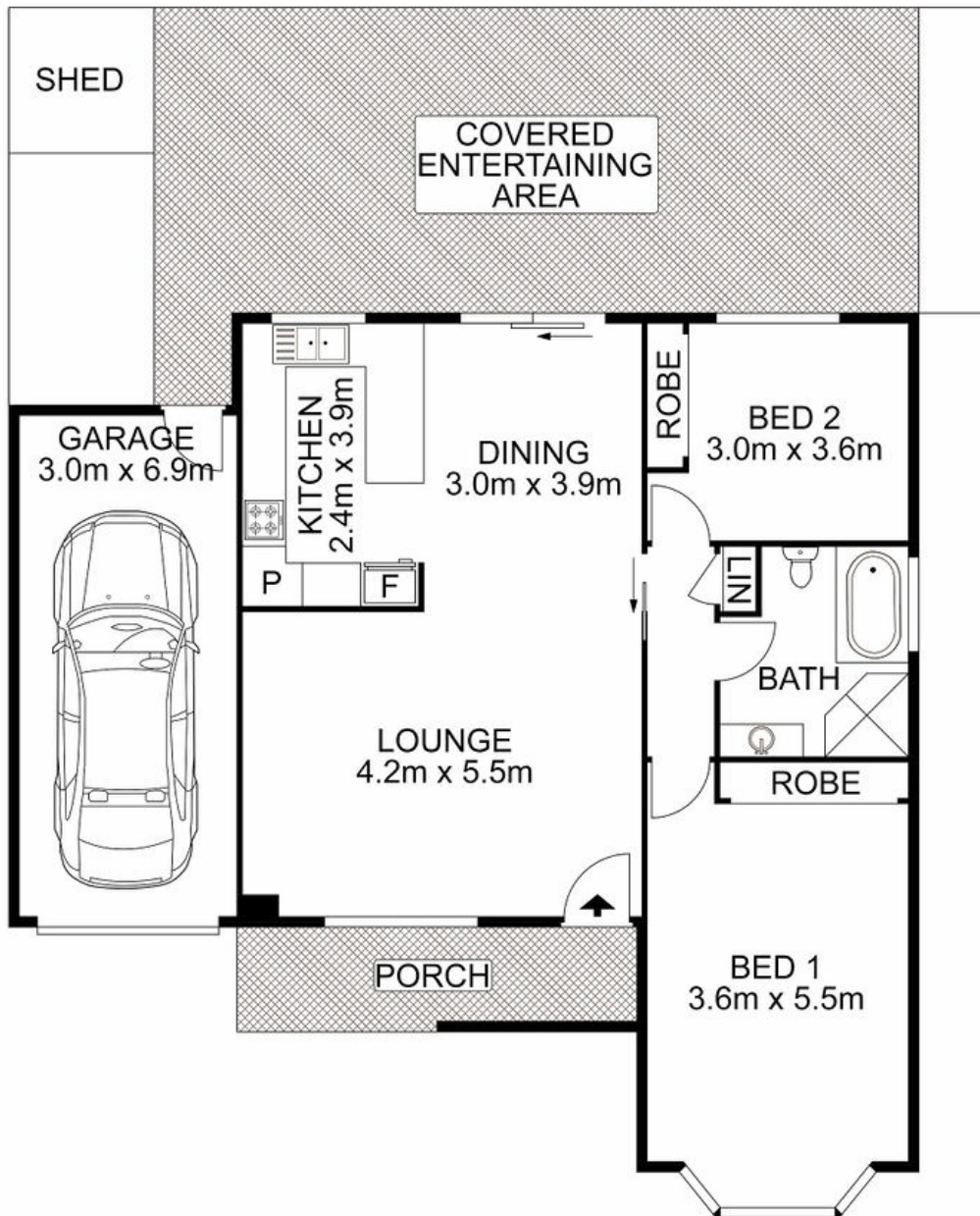
**PRICE:**  
**\$590,000**

**OPEN FOR INSPECTION:**  
**N/A**



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COURTYARD  
4.2m x 13.7m

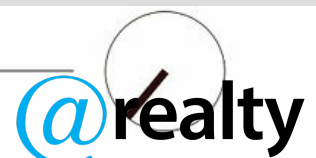


 AGENCY

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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Adam Bryant • All measurements are approximate • Drawn for marketing purposes only  
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