



FOR SALE

NANGARIN ESTATE'S BEST VALUE AND IT WON'T LAST LONG.

Imagine waking up to birdsong instead of traffic. Sipping your morning coffee on the verandah as mist lifts off rolling vineyard rows. Walking the kids to the community tennis court before the rest of Sydney has even hit snooze. This is the lifestyle 30 The Vintage delivers, every single day, and it's now the most competitively priced home available anywhere in Nangarin Estate.

Nestled within the iconic Nangarin Vineyard Estate; one of New South Wales first and most sought-after residential vineyard communities, this beautifully maintained Federation-style home sits on a generous, fully fenced 5434m² (over 1 acre) of private land. Built around 2003 and lovingly held by its original owners, the home carries the kind of warmth and character that takes decades to create.

Inside, four bedrooms plus a dedicated study give families and remote workers room to breathe. The master suite is flooded with natural light and appointed with both a walk-in wardrobe and ensuite. Two bathrooms, generous living zones, and a thoughtful floor plan cater to every chapter of life; whether you're raising a family, working from home, or escaping the city for good.

Step onto your oversized entertainer's terrace and the world opens up before you. A serene private dam mirrors the sky, framed by lush green lawns and the rolling vineyard rows of Nangarin Estate stretching to the horizon; a living, breathing landscape that changes with every season. Towering palms and established hedging add a resort-like intimacy to the space, while the alfresco dining setting invites long lunches, sundowners, and the kind of unhurried weekends you moved to the country for. This outlook — dam, vineyard, open sky — is genuinely rare. You simply cannot buy this view at this price anywhere else in the region.

Step outside and the block truly opens up. Mature trees frame the property in complete privacy, with native birds as your permanent soundtrack. Children roam freely. Pets thrive. And beyond your own gate, the Nangarin community delivers a lifestyle most estates can only promise; manicured walking tracks, a community BBQ and picnic precinct, and a private tennis court, all protected by community title covenants that preserve the estate's beauty and exclusivity for generations to come.

Less than 90 minutes from the Sydney CBD, and moments from Picton's charming village; with

4 BED | 2 BATH | 2 CAR

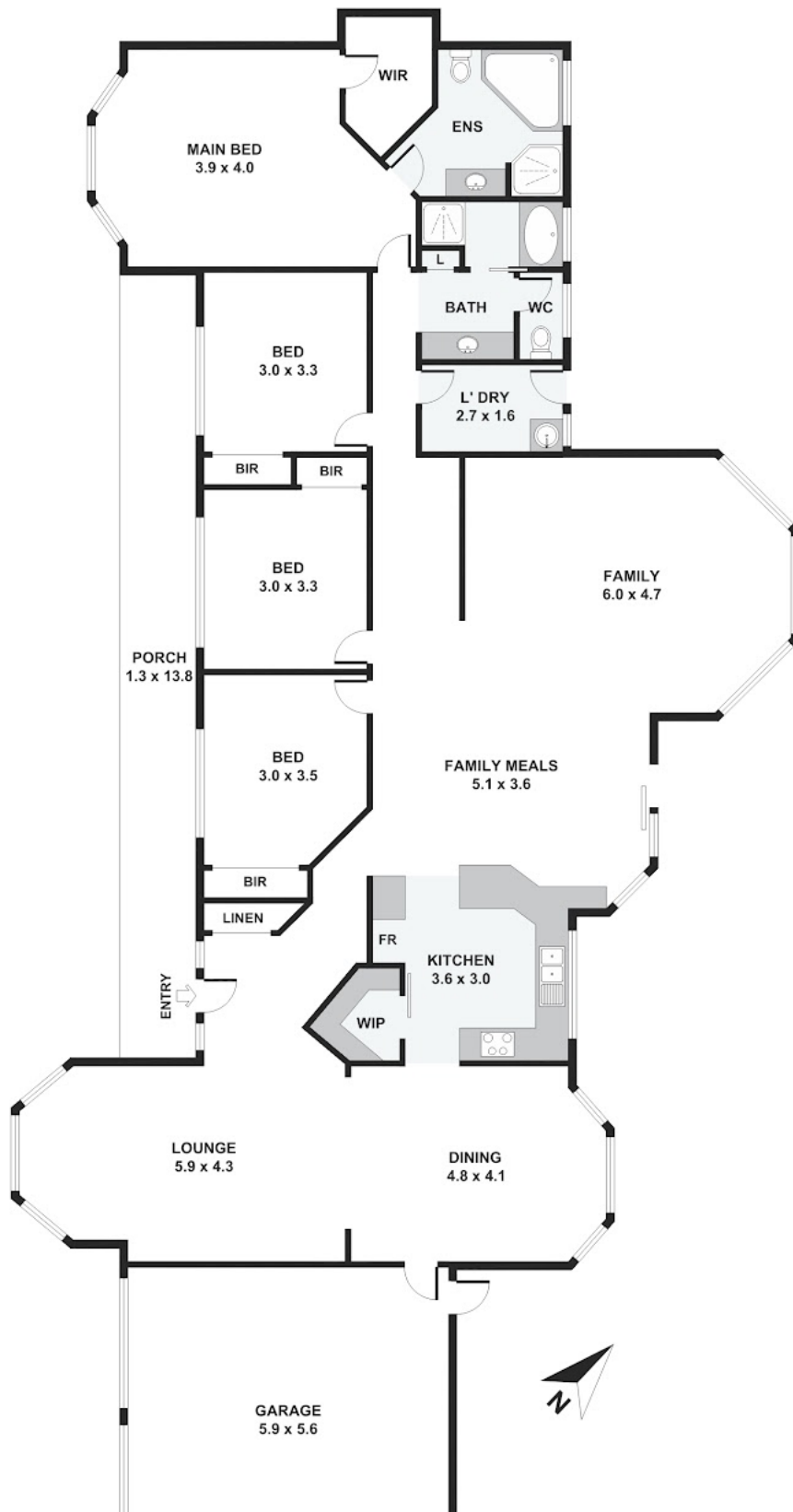
PRICE:
\$1,750,000

OPEN FOR INSPECTION:
N/A



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30 The Vintage, Picton



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.