

**13 Friesian Way, Picton, NSW 2571**



**Sold House**

Friday, 3 November 2023

13 Friesian Way, Picton, NSW 2571

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 690 m2**

**Type: House**



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## Contact agent

Welcome to your dream home in the highly sought after Jarvisfield Estate, where luxury and comfort meet. This residence offers four bedrooms in total. The large main bedroom is a true retreat, boasting not one but two walk-in-robos and a private ensuite. The remaining bedrooms are thoughtfully designed with built-in robes. There is an additional study nook that provides a dedicated space for work or study. The main bathroom indulges in luxury, featuring floor to ceiling tiles, a free-standing bathtub, and dual shower head plus separate toilet. Both ensuite and main bathroom have underfloor heating and heated towel rails. The kitchen is a culinary haven, with stone benchtops including an island bench, butler's pantry, quality stainless steel appliances and an abundance of storage. The open plan living and dining area allows effortless flow and interaction. This versatile space is ideal for hosting memorable gatherings and seamlessly integrates with the outdoors, creating a space that is both expansive and inviting. Discover the heart of entertainment in the impressive theatre room complete with a projector and speaker system that promises unparalleled cinematic experiences for your at home movie nights. The outdoor alfresco area is an entertainer's delight. Complete with built-in-speakers, strip heaters, outdoor mist system, ceiling fan and automatic roller blinds offering privacy and shade with ease. The area also features a built-in bar with mini fridges and outdoor kitchen featuring a BBQ, cooktop and sink. Outdoor living continues to impress with an inground pool with a water feature, a deck and fire pit area - a true paradise for relaxation and socialising. There is also the added convenience of a toilet and outdoor shower, thoughtful touches that enhance your outdoor living experience. Three car garage provides ample space for vehicles and storage with automatic roller door and internal access and has been completed with epoxy flooring. This stunning property offers an array of features; decorative cornices, plantation shutters, solar panels, downlights, high ceilings, timber flooring, alarm system and camera system ensuring your peace of mind, automatic garden sprinkler system, ducted air conditioning and ceiling fans and additional storage space in the roof. Located conveniently close to the Picton bike track, Golf Course and town centre, this property encapsulates the epitome of modern living. Don't miss the chance to make this luxurious oasis your own. Call Kevin O'Mara today on 0414 771 303 for further information or to arrange your private inspection. Disclaimer: Whilst every effort is taken to ensure the accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.