

178 Menangle St, Picton, NSW 2571



House For Sale

Tuesday, 17 October 2023

178 Menangle St, Picton, NSW 2571

Bedrooms: 4

Bathrooms: 1

Parkings: 8

Area: 1000 m2

Type: House



David Goulding

Contact agent

IT's a WOW from US - As an agent it's fascinating to experience the different vendor visions, this charming cottage that has had an evolutionary push from yesteryear to date will not disappoint, should be on a buyers radar for sheer diversity. Located in the heart of Picton with a stroll to township & transport (Sydney CBD) by train a picturesque commute of approx. an hour. So much is genuinely appreciable & forms a substantive opportunity for any buyer seeking to avoid the cookie cutter small block humdrum. BLOCKSIZE - 1000m² close to the traditional quarter acre that exudes space to enjoy, it feels a lot larger for sure! The property originally circa 1930. There's not an area that hasn't been touched we are advised, improved, renovated / modernized, enhanced or added to by the existing owners. The owner an electrician by trade naturally could not resist the temptation to stamp trade credentials inside & out. Tweaked to perfection the flexibility for comfortable living / enjoyment allows a full on year round experience as well as maximising entertaining. We are sure the beautiful elements instinctively draw focus to the value on offer when compared. A rural backdrop to the rolling Picton hills, massive quarter acre with ideal 'east west' orientation allowing the sun to enhance natural light into three sides through wraparound veranda's & huge undercover Alfresco to rear. - EXECUTIVE ATTRIBUTES, FAMILY FOCUSED ENVIRONMENT- MAGNIFICENT KITCHEN / INFORMAL MEALS PREP & DINING- MASTER WITH WALK IN ROBE, BEDS 2 & 3 SPACIOUS / ATTIC BED 4 / STUDY- RAKED EXPOSED RAFTERS / LOFT ACCESS / ATTIC STORAGE- RAISED FORMAL LOUNGE / GABLE BULLSEYE WINDOW- SPLIT AIR-CONDITIONING HOME x 2, SHED x 1 (9KW)- INTERNAL BRICKWORK / TIMBER PANNELING / ORIGINAL FLOORBOARDS- LED LIGHTING A THROUGHOUT FEATURE / AIR CONDITIONING- WRAPAROUND VERANDA FEATURE WITH TIMBER DECKING- GENTLE TOPOGRAPHY TO REAR YARD / PERFECT BACKDROP & MANCAVE- REAR EXTERNAL BRICK OUTHOUSE W.C / BYGONE RELIC TO PRESERVE- VEHICULAR SIDE ACCESS / CONCRETE DRIVEWAY OFF STREET PARKING By nature the inventory keeps layering on superlatives. Externally an extra (3.5m) height 10 x 8m workshop with full side & roof insulation along with reverse cycle air conditioning. Recent replaced fencing, hidden irrigation & extra levels of drainage gives total usability for lawns & gardens. The tasteful landscaping amplifies the attraction in our opinion, the curiosity to explore suitability for any buyer is evident. Overlooking the footy field & tucked behind screen hedging the curiosity is palpable with privacy satisfied. This property exceeds on many levels. Contact David Goulding - 0416 042 086 Disclaimer: Although Reside has made every effort to ensure accuracy Reside and its employees shall not be liable to any person for any loss or damage of any kind whatsoever or howsoever (including indirect or consequential loss) arising from any errors or omissions or from reliance placed upon any information, advice, statement, opinion or conclusion in all or any part of the contents of this publication/information as we cannot guarantee its accuracy. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision. Property Code: 1266