

444 Argyle St, Picton, NSW 2571



House For Sale

Friday, 3 November 2023

444 Argyle St, Picton, NSW 2571

Bedrooms: 2

Bathrooms: 1

Parkings: 9

Area: 970 m2

Type: House



David Goulding

Contact agent

WHY NOT! - WELL POSITIONED & VALUE PACKED - Take the time to evaluate as we see excellent fundamentals along with an ability to super enhance an already renovated home to a formidable executive home. A wide frontage with easy off street access minutes from historic Picton town center, Picton high school & aquatic center. The wide block with side access should instantly appeal to buyers that ideally require the usage of massive machinery shed & carport hard standing area whilst having the advantage of external space for all family members in a neat & tidy package. As it stands, this opportunity exists to execute approved plans to enable a further capacity for a total of (5) bedrooms (3) bathrooms + study with separate living areas. If not totally ideal then perhaps a submission amendment to the existing D.A for local authority consideration to suit ones needs. We recognise value when we list it! Totally livable as is with large formal lounge to front of existing home along with galley kitchen, gas cooktop & dishwasher. Prospects for measured expansion over time, build it as you need it, this being an extremely positive & exciting proposition. Existing workshop / garage with extra w.c / wet area facilities. External rainwater 5000 litre water tank for extra sustainability & garden irrigation. Fully approved plans, double storey home, rear balcony outlook. Triple garaging, tandem length, drive thru access to rear, auto doors. 970m² street appeal, front covered veranda timber decking porch. 12 x 6m approx. heavy duty slab, extra height workshop, hoist & side access. Fully renovated bathroom, full height ceramics. double width shower. Beds 1 & 2, mirror sliding robes, separate + study / office. Ducted reverse cycle air conditioning, ceiling fans. Plenty of room for extra rear parking or pool placement. This property needs a 'TRADIE' family that realises value or an opportunistic buyer that can leverage to add value given the appeal & approvals in place. The block is regular in shape, fully fenced, relatively flat without restrictive easements. IN SUMMARY - The owners have created an excellent platform for buyers to move forward, have a chat with David to explore possibilities. 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: 1269