

**8/253-255 Argyle Street, Picton, NSW 2571**



**House For Sale**

Saturday, 27 January 2024

8/253-255 Argyle Street, Picton, NSW 2571

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Logan Andriollo  
0246771302

**\$649,500 - \$699,500**

Located within close proximity to Picton's CBD, this immaculate two bedroom Villa offers not only convenience but also comfort! Within walking distance to Picton train station, bus stops, shops, schools and cafes there is no better location! Boasting an array of features and finishes this home is a must to be inspected to truly embrace the sophisticated ambiance it has to offer. Upon arrival be greeted by the meticulously maintained complex with manicured gardens and a crisp federation style spread with unity throughout inclusive of bagged brick work, terracotta tile roofs, hard timber french doors, Intercom to all villas and remote gate access allows for convenience and comfort within your new home. Be welcomed by the polished hard timber floors, 9 ft ceilings finished with ornate cornices, skirting and architraves, and downlights to high traffic areas and bedrooms when entering the home. Find a master bedroom to your left inclusive of built-in robe, ensuite, Ceiling fan and french doors leading to the verandah. Travelling down the hall, find two linen presses, leading to a fitted out laundry with additional storage space. The main bathroom is centrally located to the living spaces and second bedroom, allowing for convenient access. An open plan living and dining area provide the perfect space to unwind after a long day or entertain family and friends finished with plush carpet flooring matching the bedrooms and decorative oyster lighting. The kitchen, does not disappoint, finished with CaesarStone benchtops, natural gas cooktop, stainless steel Kleenmaid appliances, double pantries, polyurethane finished Cabinetry with decorative french styled display wall cabinets leading to a secondary dining area. Stepping outside to the covered alfresco area, take note of the privacy hedging wrapped around the boundary providing a tranquil environment, perfect for reading on those breezy summer days. Find an established veggie patch tucked away and take note of the single car garage that allows for drive through access for added convenience. This gem will not last long, for further information or to arrange an inspection please contact Logan on 0477 455 353! Features:- Dual Zone - Fujitsu Ducted Air Conditioning- Aluminium windows, High Awning Windows with Insect Screens- Natural Gas - 2x Outlet Living & Alfresco, Cooktop & Hot Water- Day and Night Blinds Throughout- Plush Carpet- Timber Floors- Large Verandas- Fully Insulated - Samsung Microwave

Approximate Fees: - Highland Strata Fees \$1,400 per QTR (Includes Building Insurance, Maintenance of ALL External Surfaces of Buildings, Contract Gardner with - Maintenance Schedule) Council Fees \$450 per QTR

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.