

**8/26 Parkview Avenue, Picnic Point, NSW 2213**



**Sold Villa**

Tuesday, 15 August 2023

8/26 Parkview Avenue, Picnic Point, NSW 2213

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



James Trivor  
0297711177



Mark Xinxin Xie  
0297711177

**\$1,050,000**

Red Carpet Event | Wednesday 23rd August, Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm. Located in the heart of Picnic Point, this premium offering presents an opportunity to reside in a highly sought after community setting whilst enjoying a modern lifestyle with parkside reserves right at your doorstep, and just a stroll to the breathtaking expanse of Georges River National Park. This essentially freestanding single level villa presents a premier opportunity to enter one of Picnic Point's most desirable streets. Neatly presented throughout and crafted for effortless entertaining, the welcoming interiors include distinct living and dining spaces. Sliding glass doors open from the dining area to a private and sunny garden entertaining courtyard, perfect for entertaining. The neat kitchen has ample storage and a breakfast bar, whilst additional features include air conditioning and a double garage. Conveniently located, it is just a 4 minute/2 km drive to the river's edge and a 6 minute/3 km drive to Revesby station and village amenities. Features include:- Easy entertaining, separate lounge and dining areas- Neat kitchen, electric appliances and breakfast bar- Three double bedrooms, each with built-in wardrobes- Air conditioning, high ceilings, secure double garage- Well presented, essentially freestanding, sunny courtyard- Premier opportunity for the first time buyer or downsizer- A quiet villa in one of Picnic Point's finest streets- Small community, metres to Georges River National Park- Well placed a 4 minute/2 km drive to the river's edge- A 6 min drive to Revesby station and shopping amenities- Super low strata levies \$478 per quarter!