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15 Picton Road Picton NSW

6 3 6

Price : Price Guide \$3,150,000

Land Size : 7.28 Acres

View : <https://www.acreagesales.com.au/8188798>



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United Realty invites you to a rare gem in Picton where every detail has been crafted for an extraordinary lifestyle. This stunning 7.28-acre\* (2.95 ha\*) estate offers an idyllic escape and sophisticated luxury. From the moment you arrive, a grand entrance, electric security gate, and loose bitumen driveway welcome you to a property like no other. Post and rail fencing and six manicured paddocks set a picturesque scene, while the house itself sits elegantly elevated with breathtaking 180-degree views over the countryside.

Completed in 2017, this high-end home exudes quality, with spacious living areas and an inviting outdoor entertaining area. The property features a separate granny flat, dual sheds, ample room for parking caravans or trailers, and has town water, making it as functional as it is beautiful.

Outside, spectacular landscaping complements the expansive, cleared land, dotted with established trees and gardens. The 10 m\* x 4 m\* in-ground mineral pool with a water feature creates a resort-like ambiance, offering a permanent holiday feel right at home. Every corner of this estate, from the custom chook pen with split feeding area, and fire pit, to the internal/external wet bar with Vintec beer and wine fridges, to the abundant usable land, offers a complete package of rural bliss close to Picton's conveniences.

This exquisite residence offers an unmatched level of modern convenience, with technology and comfort at every turn. The impressive soundproof cinema room with a 115-inch\* screen, projector, and 7.3 surround sound, makes family movie nights an immersive experience. Complete C-Bus automation allows for effortless control over lights, fans, blinds, and music - all from your phone, while Sonos in-ceiling speakers ensure premium audio in each room. The master suite offers an opulent day spa-like setting with a two-person spa bath, while the alfresco space is complete with an outdoor kitchen with built-in BBQ and rangehood, De'Longhi bar fridge, ample storage cupboards, TV, electric blinds, and much more, ensuring this property is a true sanctuary.

#### More home features - Main Residence:

- A beautiful front verandah, and spacious entry foyer.
- The private master suite comprises a walk-in robe, and an ensuite with double shower, double vanity, and spa bath.
- A dedicated home office and combined guest bedroom features a built-in desk and cabinetry, storage closet, and fold-out guest bed from a double cupboard.
- The remaining three bedrooms include built-in robes and desks, and the main bathroom boasts a free-standing bath tub.
- A massive open plan kitchen, family and dining zone with raked ceilings, includes a double-sided combustion fireplace with stack-stone feature chimney.
- The top-quality polyurethane kitchen boasts a huge walk-in pantry, electric Smeg appliances, induction cooktop, built-in microwave, convection oven and coffee machine, plus dishwasher.
- The huge laundry offers plentiful storage and external access.
- The decked undercover entertaining area also includes downlights, ceiling fans, gas heaters, and has access to the games room and living zones.
- 2.5 car garage with workshop area/storage, electric roller doors, internal access, deck access, and a convenient powder room.
- Ducted vacuum and ducted air conditioning, plantation shutters, and high ceilings.
- Electric gate controlled by SIM card, video intercom at the front door, plus CCTV.
- Three 10,000 L\* underground water tanks, mains water to the house, and solar hot water to the main home.
- Control 4-touch panel in living room, internal and external sensor lights, plus unique light switch functionality.

#### Second Dwelling - Granny Flat:

- The granny flat is a spacious country style cottage with a lease potential of approximately \$400 to \$450 per week - offering excellent return, or extended family accommodation.
- The granny flat features one bedroom, a front foyer, lounge room, kitchen with stove, dining area, and a combined laundry and bathroom.
- Split system air conditioning, 8 solar panels, and a dedicated water tank.
- One carport attached to granny flat, plus a garden shed included.

#### More property / external features:

- Two large sheds, plus garden shed.
- Garden watering system.
- Boundary fence wire for dogs.
- Dog kennels / animal enclosure.



## 15 Picton Road, Picton

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.