



25 Carinya Road Picnic Point NSW

Located in one of Picnic Point's finest streets facing the picturesque Georges River this home has been custom built to suit the growing family and the entertainer.

This home has a wide and impressive grand entrance that has 2 driveways that can cater for both your boats and cars.

Completely tiled throughout downstairs you also have a large bedroom and dressing room or study/office. A large living with wood fireplace that leads onto a large hotel style cocktail bar and downstairs kitchen with stainless appliances and modern bathroom.

Upstairs we have timber floors throughout that includes 3 large bedrooms with built in wardrobes, a hotel style large modern bathroom and a family sized kitchen with gas cooking and stainless appliances. An extra living area as well as being able to walk out onto your spacious balcony that can include dining/lounge settings that looks directly onto the Georges River.

Out the back you will be in awe as to the space set aside for entertaining. A complete stainless outdoor kitchen that includes a wood fired pizza oven large covered alfresco dining and lounge that has tv and sound system entertainment.

A jacuzzi as well as a newly laid lawn and lock up shed that backs onto your own piece of bushland makes this a home

that must be seen to be appreciated.

This home also sits on a generous parcel of riverfront reserve land at approximately 695.5sqm.

Take a morning walk along the river or enjoy a spot of fishing this home will make you think you are on holidays all year round.

This home is a once in a lifetime opportunity to realise your dreams and spoil yourself and your family.




We Love:

- 4 bedrooms with wardrobes
- 2 large as new kitchens
- Large covered entertainment area with lots of extras

Pluses:

- River Front Reserve
- Stylish hotel quality bar with a gorgeous stone bench top
- 2 modern bathrooms with quality finishes

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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Land Size : 695.6 sqm



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25 Carinya Road, **Picnic Point**

Every care was taken in creation of this diagram,
However should be used as a guide only.



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