

### 103A Ramsay Road Picnic Point NSW

Designer brilliance, attention to detail, and spacious interiors are the hallmarks that place this stylish double brick home with a pool and separate granny flat apart from the rest.

Situated in one of Picnic Point's most sought-after streets, this master-built residence is a modern work of art. Sitting on a 520sqm block (approx.)

This double brick family home is perfectly located just moments from The Georges River National Park, popular schools, shops and transport.

From the moment you enter the modern entry you will be amazed by the high ceilings and spacious interior that is flooded with natural light.

Offering 4 generous bedrooms, 4 bathrooms and multiple living spaces both inside and out. The stunning kitchen offers a 900mm gas cooktop, integrated dishwasher, butlers pantry plus custom cabinetry and stone benchtops.

If this is not enough for you, there is more!! A home office or cinema room, ample storage.

Out the back, in addition to a large alfresco area with built in kitchenette with BBQ & wine fridge, stunning pool & spa

with waterfall and low maintenance landscapes.

With a large double garage plus an electric gate offering additional secure off-street parking and too many extras to list you must inspect to truly appreciate.

This magnificent family home is also has a private and separate 2 bedroom granny flat offering a modern kitchen, bathroom, internal laundry and a private backyard to top it off.

This home is big enough for the largest of families to enjoy and is perfect for those looking to accommodate the extended family or for someone who runs a business and wants to take advantage of the private access. Homes of this size and quality are extremely rare!

- Double brick construction, internal brick walls clad with gyprock
- Concrete floor slab, concrete stairs
- Swimming pool & spa kitchenette with BBQ & wine fridge
- 4 Bedrooms, master with walk-in robe & ensuite
- Home office or study + downstairs bathroom
- Commercial windows throughout
- Gas cooktop, integrated dishwasher, butlers pantry
- Custom kitchen, laundry, vanities, wardrobes and walk-in robes
- Ducted air conditioning, alarm, intercom
- Remote electric gate plus remote double panel lift garage door to large garage
- Concrete inground pool with water feature & spa
- Picnic Point High School Catchment
- Land Dimensions Approximately: 520sqm

Exclusively Listed by Alliance Real Estate.

6  4  4 

**Price** : \$ 2,425,000

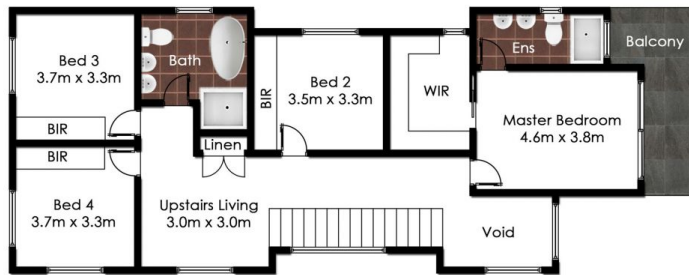
**Land Size** : 520 sqm



**Andrew Prodromou**  
02 9771 6115  
andrew@allianceaust.com.au



**Rema Fakhoury**  
02 9771 6115  
rema@allianceaust.com.au



103a Ramsay Road, Picnic Point

All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only.