



35 Arden Road, Buxton

Modern Country Luxury on 2.7 Acres of Peaceful Perfection

Step into pure country luxury with this near-new, meticulously crafted residence — where modern elegance meets tranquil rural living. Designed with uncompromising quality and premium finishes, this impressive home celebrates style, comfort, and effortless functionality in every detail.

Set on 2.7 private acres in a whisper-quiet street, this exceptional property is the epitome of peaceful perfection. With 4 spacious bedrooms, 2 opulent bathrooms, and multiple expansive living zones, it offers an extraordinary lifestyle for families, entertainers, or anyone dreaming of a refined country escape without sacrificing convenience.

Property highlights:

- Chef inspired kitchen with 900mm Smeg appliances, 20mm waterfall stone bench-tops, and a dreamy butlers pantry.
- Massive 3-car shed plus 4-car carport.
- Impressive 9-foot ceilings that enhance lights and space.
- Stylish tiled alfresco with industrial fans, insulation, and privacy blinds — perfect for all season entertaining.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE

Price guide \$1,850,000 - \$1,990,000

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 **LJ Hooker**

- Separate games room/second living area with soaring pitched ceiling.
- Stunning double sided combustion fireplace as a show-stopping centrepiece.
- Elegant plantation shutters throughout home, sleek tiles and plush bedroom carpets.
- Fully equipped studio with split system A/C – ideal for a home office, retreat, or guest space.
- Electric gate with remote and phone access.
- Ducted air conditioning plus ceiling fans in every room for year round comfort.
- Eco-conscious living with an Enviro-system and solar hot water.
- All bedrooms feature generous built in wardrobes.
- Eufy security camera system for peace of mind.
- Town water plus 2 additional water tanks (1 x 10,000L + 1 x 50,000 L)
- 20 Solar panels to keep energy costs down.
- 2.7 acres total, with approximately 1.3 acres of clear usable land.

Perfectly positioned in a charming rural community, you'll enjoy serene living with everyday conveniences still within easy reach. Take an effortless 18-minute drive to the historic town of Picton or head 32-minutes south to the beautiful Southern Highlands, including Bowral and Berrima.

DISCLAIMER: All information contained herein is true and correct to the best of our knowledge, however we encourage all interested parties to carry out their own enquiries and seek legal advice.

MORE DETAILS

Property ID	4HHHV8
Property Type	House
Land Area	2.9 acre
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Grey Water System
	Water Tank
	Solar Hot Water

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