



257 Argyle Street, Picton




## Heart of Picton &ndash; 1372m<sup>2</sup> Block, Endless Potential

Positioned in the charming and historic township of Picton, this is a rare opportunity to secure a substantial parcel of land in one of the region's most tightly held pockets. Set on an impressive 1,372m<sup>2</sup> block, this character-filled home offers space, convenience, and exciting future potential for the astute buyer.

Zoned Low Density Residential, the property presents flexibility for homeowners, investors, or those considering future development (STCA), making it an outstanding long-term prospect. Perfectly located on the high side of the road, the block enjoys a gentle slope from back to front and sits directly opposite Picton Public School. You'll also love the easy walk to the town centre and the iconic George IV Inn, Australia's oldest continuously licensed pub.

### Property Features:

- Charming 4-bedroom home on a generous 1,372m<sup>2</sup> parcel
- Zoned Low Density Residential (R2)
- Beautiful timber floorboards and high ceilings throughout
- Split system air conditioning for year-round comfort
- Expansive yard with plenty of space for families or future enhancements

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**FOR SALE**  
\$820,000 - \$870,000

**VIEW**  
By Appointment

**AGENTS**  
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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.

 **LJ Hooker**

- Fully fenced block offering privacy and security
- Elevated position capturing outlook and natural light
- Prime location within walking distance to schools, shops, and local amenities

Opportunities like this are becoming increasingly rare in Picton, where land supply is limited and demand continues to grow. Whether you're looking to invest, develop (STCA), or secure a family home with room to grow, this property offers outstanding long-term capital growth potential

**Disclaimer:**

All information provided has been obtained from sources deemed reliable; however, no guarantee is given as to its accuracy. Interested parties should make their own enquiries and rely on their own investigations. The vendor, agent, and their representatives make no representations or warranties regarding the property. All figures, dimensions, and details are approximate and subject to change without notice.

**MORE DETAILS**

Property ID	4K7HV8
Property Type	House
Land Area	1379 m2

**Malcolm McEachern 0401 997 700**

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