






Villa 4/141 Menangle Street, Picton

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## Charming Villa Living in the Heart of Historic Picton!

**FOR SALE**  
\$795,000 - \$840,000

### AGENTS

Emily Kent  
0477 881 419  
emily.kent@ljhooker.com.au

### AGENCY

LJ Hooker Picton  
(02) 4677 3441

LJ Hooker Picton is proud to present this inviting 3-bedroom villa, perfectly positioned in one of Picton's most sought-after pockets. Combining low-maintenance living with unbeatable convenience, this property is just a short stroll to the local train station, bustling shopping centre, cafes and restaurants—everything you need is right at your doorstep.

Whether you're a first home buyer, down-sizer, or simply searching for a lifestyle change, this home offers the perfect blend of comfort, charm, and location.

Picture yourself cooking dinner while gazing out over a peaceful paddock dotted with grazing cows, or unwinding in the sunny, private courtyard, your own slice of tranquillity right in the heart of town.

#### Property Highlights:

- 3 generously sized bedrooms, all with built-in wardrobes.
- Recently renovated bathroom and separate toilet.
- Spacious, well-maintained kitchen with plenty of bench and storage space.
- Fully fenced rear courtyard.

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**

- Single lock-up garage plus an additional allocated car space.
- Enclosed front courtyard with welcoming porch.
- Split system air conditioning in two bedrooms and the lounge.
- Ceiling fans throughout all bedrooms.
- Near new timber laminate floors, adding warmth and style.

With affordable strata fees of just \$593.00 per quarter, this villa offers excellent value in a peaceful and well-maintained complex.

Located in the picturesque township of Picton, often referred to as the jewel of the Wollondilly, this home puts you within 30 minutes of Wollongong's stunning beaches, the charming Southern Highlands, and with easy access back to Sydney via the freeway, the location simply ticks every box.

## MORE DETAILS

Property ID	4FFHV8
Property Type	Villa
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Floorplan

### Emily Kent 0477 881 419

Sales Agent/Property Management Associate |  
emily.kent@ljhooker.com.au

### LJ Hooker Picton (02) 4677 3441

Suite 2, 150 -158 Argyle Street, PICTON NSW 2571  
picton.ljhooker.com.au | picton@ljhooker.com.au

