



Stunning Riverside Property

**55A Carinya Road
Picnic Point NSW**

Freestanding home set adjacent to the banks of the beautiful Georges River this versatile two-story family home has something for everyone. A rare and inviting Waterfront Reserve location on an easy-care level block and never to be built out. Imagine stepping out from your front door to drop a line for some recreational fishing with the kids. Enjoy long morning walks along the river banks. For those who love water sports, the boat ramp is approximately 150 meters away access to the waterways is very convenient. For the more serious boating enthusiast boat, moorings are available subject to approval. This is a free-standing home identified as 55A from the subdivision of the original block. It is street frontage to the river and is NOT a duplex. The home itself is spacious and elegant in its practical design. Main living areas and modern hostess kitchen are open plan and designed to bring the outside in. The games room or rumpus features a wet bar. There is a large fifth bedroom or home office if you need to work from home. You could also easily convert the fifth bedroom and rumpus area to a one-bedroom self-contained apartment or teenage retreat with its own separate access. The backyard is sunny, spacious, and kid-friendly, including a large covered entertaining area for all year round parties and BBQs. The second view catching balcony is perfect for entertaining or just to relax and take in the ebb and flow of the tranquil Georges River. Features include:

- Five bedrooms with built-in robes or four and study
- Master with walk-in robe and en-suite
- Spacious and functional hostess kitchen
- Open plan living with natural light and views
- Choice of two covered outdoor entertaining areas
- Great size backyard for the whole family
- Private solar heated saltwater pool with shade sail
- Off street parking for boats, caravan, toys or extra cars
- Double garage with drive-thru access to the rear yard

You will love the level block and the easy access to all the benefits of a waterfront lifestyle not to mention the never to be built-out water views. Enjoy the peaceful and tranquil location plus the convenience of modern suburban living. Only minutes walk to public transport or five minutes' drive, to train stations and major shopping centers. If your looking for lifestyle and convenience then here is a perfect balance. Inspections will be in line with social distancing requirements. Those that have come into contact with Covid-19, have symptoms or may be at high risk are asked not to attend inspections. Call agent direct to inspect by appointment.

CONTACT

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AGENCY

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AUCTION

Starts : Wed, 03/06/2020
Ends : Thu, 04/06/2020