

## 2 The Grange , Picton, NSW 2571

\$2,200,000 - \$2,350,000

House 4  3  7 



### Come Home to Tranquility

A Private Sanctuary in the Exclusive Nangarin Vineyard Estate

Welcome to a property where peace, space and natural beauty combine to create something truly special.

Tucked deep within the prestigious Nangarin Vineyard Estate, this stunning 4-bedroom, 3-bathroom residence sits on an expansive 5,242m<sup>2</sup> at the end of The Grange, offering unmatched privacy and serene bushland views.

A rare Wollondilly location where you can enjoy true quiet living surrounded by native trees and wildlife.

Step inside and experience the openness created by high ceilings throughout. The spacious main living and dining area flows from a beautifully designed modern kitchen featuring stone benchtops, a large waterfall island, brand-new 900mm gas cooktop, electric oven and an impressive walk-in pantry — perfect for family meals and effortless entertaining.

At the front of the home, a generous lounge room offers the ideal place to unwind, with potential to add a cosy natural gas fireplace (gas line already installed). A large media room is perfect for movie nights or can easily function as a guest suite thanks to the nearby bathroom and closet.

The luxurious master suite is a private retreat, positioned to capture tranquil garden views. It includes a spacious, light-filled walk-in robe and a beautifully appointed ensuite with a free-standing bath, double vanity and walk-in shower. The remaining three bedrooms are located at the opposite end of the home, each generously sized with ample storage.

Year-round comfort and efficiency are assured with a 2021 Actron CRV 180 T air-conditioning system (still under warranty) and a 8.8kW solar system that helps keep energy costs low.

Practicality is built in, with nine exterior power points across the property — including the second garage and champagne hut — plus a solar-powered lighting unit in the trailer and mower shed.

Outdoor living is where this home truly shines. Entertain under the huge covered patio with built-in natural gas BBQ, relax in the champagne hut by the fire pit as the sun sets, or wander to the enchanting open-air dining pavilion draped in wisteria — a spectacular sight in early spring.

For hobbyists or collectors, exceptional vehicle and workspace options include a 3-car attached garage plus a separate oversized 4-car garage with hot and cold water — ideal for workshops, caravans, extra vehicles or potential conversion (STCA).

All of this is just 7 minutes from Picton town centre (according to Google Maps), offering the perfect balance of peaceful rural living and everyday convenience.

This is a lifestyle opportunity you won't want to miss — inspect today.

Council rates \$733.00 31/08/2025 - 30/11/2025

Strata Levies \$1,490.39 1/10/2025 -31/12/2025

**Open for Inspection**

By Appointment.

### Listed By

Jeff Heyneman

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## Floorplan



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**Disclaimer:** Dimensions are approximate only and should be used as a guide. We cannot guarantee their accuracy, and interested parties should make their own enquiries to satisfy themselves of all relevant details. These plans are for illustration purposes only and are not to scale

