

11 Valley Drive, Royalla, NSW 2620



Sold House

Wednesday, 8 November 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 20

Area: 3 m2

Type: House



Marc Donohue

Contact agent

Take full advantage of a softening market to snap up a superbly renovated family home well below replacement cost. With meticulous craftsmanship, this stunning property boasts an array of luxury features including multiple living areas and an expansive alfresco entertaining area. With private, quiet leafy surrounds on a large 7.75 acre block this inviting & expansive family home is well worth a look. Immaculately presented inside & out this home is beautifully framed in the stunning park like landscaped grounds. This attractive home features a generous combined lounge/dining area adjoining a well-appointed modern kitchen with large pantry, plenty of storage and quality top end appliances. The expansive north facing open plan living area is bathed in light and is the central hub of this home. The large master suite with parents retreat boasts private yet stunning vistas to the surrounding gardens and beyond. Completing the master suite is the quality appointed ensuite with spa bath, stone benchtops and there is also a large walk-in robe. There are a further three generous double bedrooms all with leafy outlooks & built in wardrobes. Adding to the flexibility of accommodation is a separate studio which sits next to the pool & offers an ideal creative space/office, guest room or teenage retreat. The studio is also appointed with a kitchenette, ensuite & has a surround sound projector & screen. Extensive infrastructure includes 2 large sheds, both tractor and 12x19m shed which can house up to 20 cars with high access roller doors and 3 phase power. For the gardeners there is an enclosed orchard with a range of mature fruit trees, extensive raised veggie patches & green house, irrigated by separate bore taps. For the equestrian enthusiasts there are 2 large stables plus a round yard, separate paddocks and Royalla boasts extensive horse riding trails. Most importantly entertaining is a delight with the fully equipped outdoor kitchen with large oven, double Koala pizza oven, plumbed fridge and dishwasher. All while taking in the stunning gardens. There is also 2 solar hot water systems and 13kw of solar. Ideally located in one of the regions most highly sought after and prestigious rural locales it is only a short distance to the Canberra, Queanbeyan & Googong. To fully appreciate the opportunity on offer, a viewing is a must!