

30 Arena Place, Royalla, NSW 2620



House For Sale

Saturday, 9 December 2023

30 Arena Place, Royalla, NSW 2620

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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\$1,680,000 - \$1,720,000

Nestled on a sprawling 3.459 hectare estate, this property is a symphony of sophistication and rural charm. As you step into this distinguished residence, every detail speaks of refined country living. The grand entry hallway welcomes you into a meticulously designed interior, blending style with functionality. Expansive light-filled living areas, adorned with panoramic mountain views create spaces that effortlessly radiate warmth and comfort and seamlessly transition to outdoor living. Multiple living areas, adorned with panoramic mountain views and an abundance of natural light, create spaces that effortlessly radiate warmth and comfort. Whether entertaining guests or enjoying a quiet evening, each room invites a sense of relaxation and joy. Your leisure options are plentiful with a pool/snooker room and dartboard – a perfect setting for both unwinding and entertainment. In the dedicated bar area, create lasting memories with friends and family, all while surrounded by the breathtaking natural beauty that defines this property. The heart of the home, the kitchen, stands as a culinary haven. Boasting a walk-in pantry, induction cooktop, Siemens dishwasher, and a Smeg oven, it's a space designed for those who appreciate both elegance and practicality. This home features five bedrooms, four with built-in robes. The master bedroom, a private retreat, offers a splendid outlook, generous walk-in-robe and a seamless connection to nature. Witness sunrise from your windows and indulge in the breathtaking mountain views. Discover comfort in the bathroom with a separate toilet and a luxurious bath. Every corner of this space reflects meticulous attention to detail, creating a serene and inviting atmosphere. As you explore the outdoor oasis, a substantial shed equipped with a robust lawnmower awaits. Embrace the outdoor lifestyle surrounded by the beauty of nature. 30 Arena Place is not just a property; it's an invitation to experience a lifestyle where sophistication meets rural tranquillity. Features Include: • Landscaped outdoor entertaining areas • Large living spaces • In-slab heating • Additional reverse-cycle heating/cooling • Wood fire • Alarm security system • Billiard room with table • Gas hot water • 120,000L rainwater system • Maintained septic system • Additional 20,000L tank with solar-powered bore • 18mx6m shed on concrete slab with ride-on mower • Sprinkler system for bushfire dampening • School bus services to NSW and ACT