

**587 Royalla Drive, Royalla, NSW 2620**



**Sold House**

Friday, 1 December 2023

587 Royalla Drive, Royalla, NSW 2620

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 6**

**Area: 6 m2**

**Type: House**



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## Contact agent

Welcome to a magnificent 16-acre property that effortlessly combines modern luxury with the tranquil charm of the countryside. This remarkable estate promises an unmatched lifestyle. As you approach the main house, you'll be greeted by exquisitely landscaped gardens that set the tone for the elegance that awaits. The main house boasts an open-plan kitchen, dining, and living area, providing a spacious, inviting atmosphere complete with a fireplace. The chef's kitchen features top-of-the-line Smeg appliances, including a 6-burner gas cooktop, while a walk-in pantry and stone countertops enhance the culinary experience. The living and dining areas offer ample space, and an additional family room provides convenient access to the garage. The kitchen effortlessly flows into an Alfresco/sunroom adorned with a barbecue and pizza oven, perfect for hosting outdoor gatherings while basking in breathtaking views of the surrounding landscape. The main bedroom is a sanctuary of its own, featuring built-in cabinetry and an ensuite that rivals a spa, complete with a double vanity, freestanding bath, and a separate shower. With a total of 5 bedrooms adorned with built-in robes, a generously sized main bathroom with a freestanding bath and shower, a separate toilet, and a spacious laundry, this home caters to the needs of a growing family. A convenient study nook, central heating and cooling, solar hot water and built-in speakers are just a few of the thoughtful features this property offers. Beyond the main house, nestled within this expansive estate, you'll find a charming Airbnb retreat thoughtfully converted from a garage. This delightful granny flat offers your guests ultimate comfort, including a bedroom, a contemporary bathroom, and a well-appointed kitchenette. The second house boasts 2 bedrooms, an open-plan living area, and a fully stocked kitchen featuring a dual sink, and an omega cooktop and oven. The main bedroom offers a built-in robe and access to the dual-access bathroom and laundry, while the second bedroom features a walk-in robe. The living area opens to an alfresco space overlooking the property, providing a peaceful retreat. Situated just 10 minutes from Googong's new township and within a 15-minute drive of the bustling Calwell Shopping Precinct, Calwell Primary and Secondary schools, and Theodore Primary School, convenience is at your doorstep. The Tuggeranong Hyperdome is a mere 20 minutes away, while Queanbeyan is reachable in 20 minutes, with a 30-minute commute to Canberra city centre.

- 3 dwellings on 16 acres- Main house with 5 bedrooms, Second house with 2 and Granny flat studio.
- Main house boasts open plan kitchen with access to alfresco with BBQ and pizza oven.
- Large main rainwater tank, ensuring a sustainable water supply.
- Tree-lined main driveway that leads to both houses.
- An outdoor covered alfresco area.
- Tranquil dam at the back of the property.
- 24 x 9m workshop with a four post hoist and a separate entertaining area with a fireplace and bar.

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