

**30 Royale Drive, Plumpton, VIC, 3335**

**Raine&Horne.**

**House For Sale**

Saturday, 12 October 2024

30 Royale Drive, Plumpton, VIC, 3335

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Unrivaled Elegance Family Living.**

Onsite Auction on 9th November at 11:30 am (unless sold prior)

Welcome to 30 Royale Dive Fraser Rise-a luxurious masterpiece that epitomizes elegance and family living. Designed with meticulous attention to detail, this property offers an unparalleled blend of space, comfort, and sophistication.

### **GROUND FLOOR**

As you step through the grand hallway entrance, you're greeted by a formal lounge, setting the tone for the home's refined ambiance. The ground floor boasts a guest bedroom, theatre room, powder room for your guest to use, outdoor entertaining area and open-plan kitchen/ living/ dining area is stunning and boasts stone benchtops with premium stainless-steel appliances and a spacious butler's pantry with ample storage with additional oven and built-in microwave. Great connections between indoors and outdoors, the large residence boasts high ceiling, porcelain tiling, stylish private retreats, balcony views, palatial living areas, deluxe bathrooms, chef-grade kitchen and outdoor entertainment. All in approx 51.5 squares of modern living, this dual level entertainer feels like home the moment you drive up to it.

### **FIRST LEVEL**

Another tasteful living area is complemented by premium carpets. The master bedroom with its own retreat followed by private balcony, the suite features an oversized fitted walk-in robe and shower with hotel-style ensuite and his and hers vanities. The additional bedrooms contain walk-in robes and study nook with a well-equipped ultra-modern central bathroom.

### **OTHER HIGHLIGHTS**

- 36 Solar panels - 2 inverters
- Double glaze windows and sliding doors
- Zoned refrigerated cooling/heating
- Completely networked home with Cat 5 data points in virtually all rooms
- Security Alarm system including security cameras throughout the property
- Plantation shutters
- Double remote garage with cabinetry and working benchtop
- Water fountain

### **SERVICES & AMENITIES**

A brilliant location within a moment's walk to just 100 meters from the prestigious Springside West Secondary College, Southern Cross Grammar college, close to all amenities such as local school, Infinity soccer grounds, City vista IGA, within 5 minutes to Caroline Springs Square, Taylors Hill village shopping centre & just a few steps to your closest bus stops & parks.

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. The images used can be for illustrative purpose only. It is advised that the purchaser should do their own due diligence prior to purchase.

Please see the below link for an up-to-date copy of the Due Diligence Check List:

<http://www.consumer.vic.gov.au/duediligence>