## 46 Settlers Road, Royalla, NSW, 2620 Rural For Sale



Saturday, 7 December 2024

46 Settlers Road, Royalla, NSW, 2620

Bedrooms: 4 Bathrooms: 2 Parkings: 5 Type: Rural

## **Convenient Country Living**

Experience the ultimate in space and versatility in this spectacular country home with wrap around views. Set on a 13.91 acre parcel of land, this rural residence produces a private and stylish haven boasting a master bedroom suite plus 3 other bedrooms, modern kitchen, spacious formal lounge and dining and huge light filled open plan family room opening out onto the entertainer's terrace with outdoor kitchen including plumbed gas BBQ, sink, Pizza oven, timber seating and Egyption tiles. Built in 2002 the property has been extended to a large floorplan giving plenty of room for all the family and friends to enjoy. Beautiful timber flooring throughout the home add to the country feel. The wide hallway and expansive formal lounge and dining welcome you into the home. The kitchen is the hub of the home with extensive stone benchtops, convenient breakfast bar, glass splashbacks, Belling 900mm gas cooktop and electric oven, appliance cupboard and walk in pantry, overlooking the spacious light filled family room, enjoying beautiful views. The private master suite with custom built walk in robe and ensuite with double basin and supurb views is a perfect retreat. The ensuite has its own instantaneous gas hot water.

Large vegetable garden, chicken pen, 3 door machinery shed complets the country lifestyle. Features include: Established, well stocked veggie garden with dedicated water tank of 5,000 gallon capacity2 large, 20,000 gallon, filtered water tanks for the house -Dam and windmill to pump water up to the house and gardens Large, triple machinery shed for farm equipment, tools, tractor, slasher and ride on lawn mower Fully fenced yards, divided into 2 areas (paddocks) Modern kitchen with heaps of storage, 900 mm gas stove, great bench space, walk in pantry and loads of storageOak engineered timber flooring throughout giving a country feel Expansive floor plan Master suite with large bedroom, fabulous views, ensuite with views, shower and double basin and custom built Walk in Robe with amazing shoe storage. &nb

Main bathroom with shower, bath, twin basins and seperate toilet

Double garage with internal access

Ducted gas heating and evaporative cooling for year round comfort

Instantaneous gas hot water

Solar panels- 3kw system feeding back into the grid and a second 3kw battery for the house.

New controller installed for garage door

New pump for the house water tank with 10 year warrantyConvenient access to Tuggeranong Town Centre, approx. 20minutes away. Light filled living rooms with beautiful viewsGeorgeous country settingWe look forward to meeting you at open homes or give us a call to arrange a private viewing.Block 5.63 hectares56270m2, 13.91acresLot 33 DP 1017324Built in 2002Home 275m2NBN satelliteRates \$2219 pa