



FOR SALE

BEAUTIFULLY PRESENTED 3 BEDROOM PLUS OFFICE VILLA- SENSATIONAL GARDEN SETTING

UNDER CONTRACT

Located within an exclusive quiet cul-de-sac and nestled amongst some of Royal Pines finest homes this renovated two level semi-detached residence (approx 329sq metres) is surrounded by immaculate mature gardens and wide open spaces.

On the lower level you will find the centrally located and extremely functional kitchen which has ample bench space, there are separate formal, dining and spacious living and family areas all which overlook the terrace/lawn and gardens.

The lower level of this contemporary styled home is completed by a large home office, spacious laundry, covered externally entertaining areas and powder room with separate toilet facilities.

The use of stunning Tasmanian Oak throughout the living/family areas really sets the theme of the villa and provides the home with a warmth and charm that is unmatched.

On the upper level the master is spacious with ensuite /spa and opens onto a large covered balcony which enjoys magical golf course and hinterland vistas. The second and third bedrooms are of generous size both with robes and access to the third bathroom again with separate toilet.

Another unique aspect of the property is that these Chalons Field villas offer a large two car garage which is located at the entrance to the property but totally separate from the home itself.

There is no pool directly on the property itself (meaning no hassle/cost to you personally to maintain) but being part of the Chalons Field precinct there is a centrally located resort style pool/spa and bbq area for the exclusive use of the small number of Chalons Field residents.

Recently renovated and impeccably looked after over the years the home is well designed, extremely functional throughout and without a doubt will appeal to a large and wide market audience.

This home is located within an award –winning five star resort set on 500 acres of beautifully

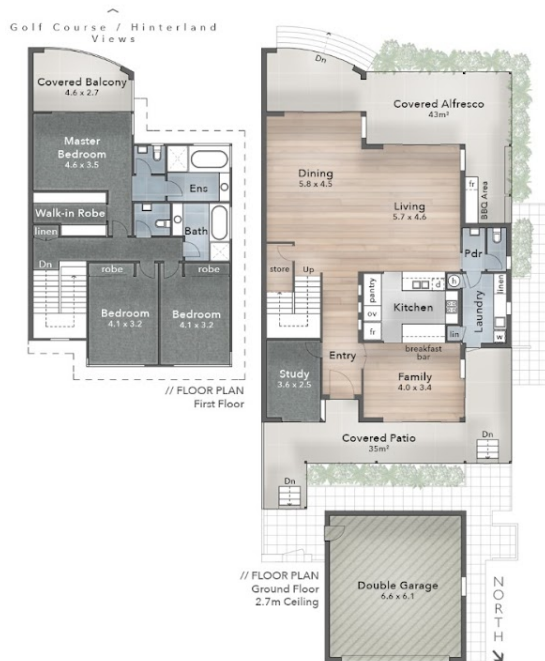
3 BED | 3 BATH | 2 CAR

PRICE:
\$940,000

OPEN FOR INSPECTION:
N/A



Neil Paton
0419679155
neilpaton@atrealty.com.au
www.atrealty.com.au



LEGEND
1. Grass Yard | 2. Covered Alfresco
3. Covered Patio | 4. Driveway Parking



5111 Chalons Field
ROYAL PINES
Block Size 591m²

- 3 Bed + Study
- 2 Bath + Powder
- 2 Car + Off-Street

FLOOR AREA SIZES
Internal 239m²
Alfresco, Patio & Balcony 90m²
Total 329m² or 35 Squares

The overall presentation style, layout, imagery, fonts, background, colours and terminology are subject to strict copyright of Pure Design Concepts. No ownership is taken for building design. All measurements are approximate & individuals should rely on their own information. Find out more at: puredesignconcepts.com.au

pure design
CONCEPTS

**PLANS FOR
PURPOSE**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.