



**SOLD**

## PERFECTLY PRESENTED...

This immaculately presented and maintained home is the ultimate in stylish living, situated in the Heart of Bunyip on an expansive 800 sqm (approx.) allotment. With so much size and space it suits all types of buyers, whether you're a first home buyer ready to step into the housing market, downsizer looking for open surrounds with room for a caravan, boat or trailer or an astute investor looking to add to your portfolio in a growth suburb.

On entry, you will instantly feel a sense of space and luxury with a wide entrance, high ceilings, and quality polished wooden floorboards.

The kitchen is an entertainers' paradise with the perfect layout which encapsulates a picturesque outlook through a bank of windows providing loads of natural light. Plenty of bench space, ample storage including a walk in pantry and stainless-steel appliances elevate this kitchen to the next level.

Incorporating 2 large living zones, main with kitchen and dining area and second zone as a theatre room, there is plenty of room to accommodate the whole family's needs.

The master retreat will impress with a large walk-in robe and full ensuite. Two of the three additional bedrooms which are located in a private wing of the home featuring built-in robes with the third bedroom on entry, which are all serviced by the main bathroom inclusive of top range quality fixtures and fittings.

Outside has everything an Aussie backyard needs, an extensive entertaining area of 9 x 5 metres (approx.), side gate access and roller door access to the back yard to park the boat, caravan or trailer, surrounded by lush lawns. Invite family or friends over for dinner, sit back and watch the kids play in the backyard and relax. Looking for a shed? You have found it here 7x10 metres (approx.) featuring a high garage door of 2.8 metres, concrete floor, a mezzanine level just over 3 metres in depth for all your storage needs, three double power points, 15 amp, lighting throughout. three 1,670 litre tanks that run two four taps, two in the front yard and two in the back yard to keep the gardens maintained.

Added features inside include ducted heating, remote controlled double garage, ambient feature lighting, large laundry with plenty of storage, and much more!

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$840,000**

**OPEN FOR INSPECTION:**  
**N/A**



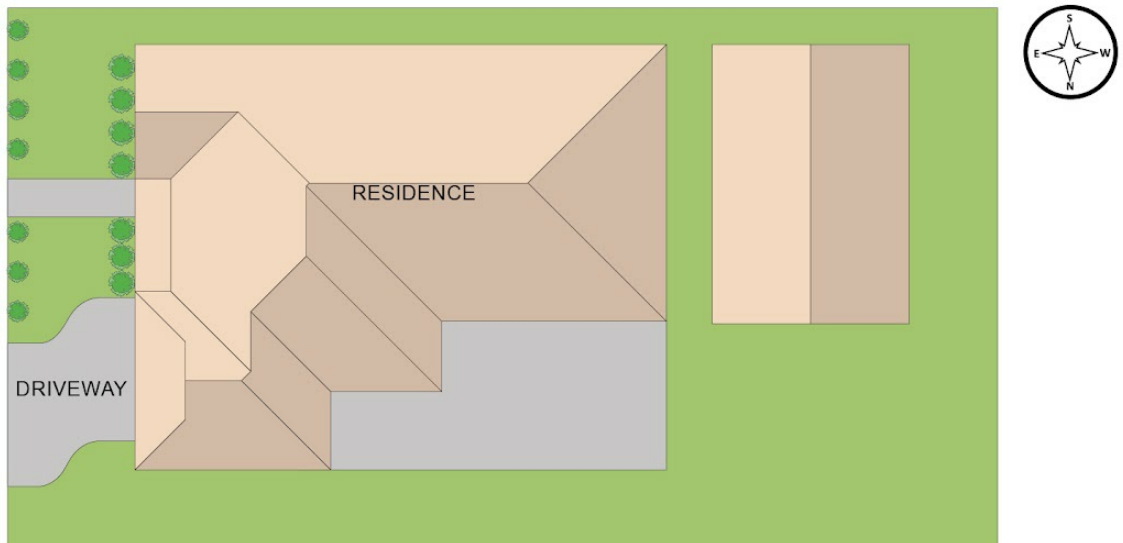
**Mel Ahearn**  
**0409183763**

[mahearn@atrealty.com.au](mailto:mahearn@atrealty.com.au)

[atrealtypropertysalesgippsland.com.au](http://atrealtypropertysalesgippsland.com.au)



**FLOOR PLAN**



**SITE PLAN**

**11 ROYANNE CLOSE, BUNYIP**

Disclaimer: Floorplan is for illustration only, prospective purchasers are advised to make their own enquiries.



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.