



## FOR SALE

### SUPERB GARDEN VILLA-CHALON'S FEILD PRECINCT - ONE OF OUR BEST!

#### 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 boasts 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 home is completed by a large home office/4th bedroom, 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 Chalon's Field villas offer a large two car garage which is located at the entrance to the property but totally separate from the home itself which is extremely rare within the eastern precinct.

There is no pool directly on the property itself (meaning no hassle/cost to you personally to maintain) but being part of the Chalon's Field precinct there is magnificent centrally located resort style pool/spa and BBQ area for the exclusive use of the small number of Chalon's Field residents. (20 homes in total)

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

4 BED | 3 BATH | 2 CAR

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

N/A



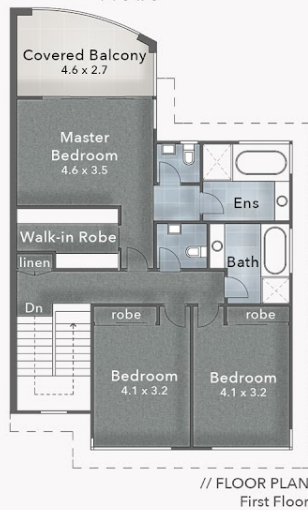
**Neil Paton**

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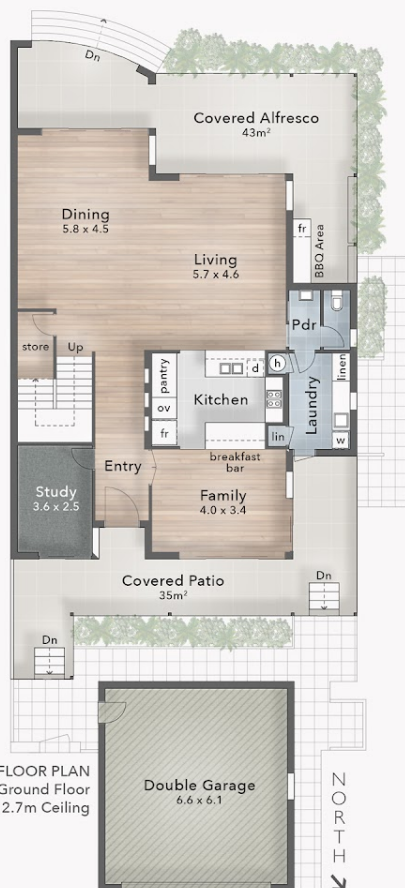
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Golf Course / Hinterland Views



// FLOOR PLAN  
Ground Floor  
2.7m Ceiling



#### LEGEND

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



5111 Chalons Field  
ROYAL PINES  
Block Size 591m²

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

**PROPERTY DETAILS**  
- 3 Bed + Study  
- 2 Bath + Powder  
- 2 Car + Off-Street



Neil Paton 0419 679 155

**pure**design  
CONCEPTS

PLANS FOR  
PURPOSE

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