

# 4 ROYAL PLACE LEONGATHA



## FOR SALE

### IMMACULATELY PRESENTED & SPACE ABOUNDS.

The sweeping hill-views of Gippsland are a sight I will never tire of in my profession and I'm incredibly lucky to present properties such as this that take in views of the rich, red soil and seasonal shoots of green growth from the front windows, all yours to enjoy without all of the hard work.

Enjoy the benefits of edge of town convenience in this quiet cul-de-sac . 4 Royal Place is a home fit for a King or Queen as it exudes quality and elegance throughout and truly warrants an inspection to appreciate the as-new condition, size, livable indoor/outdoor design and beautifully landscaped gardens.

The home can be accessed directly from the double garage and inside, is all one level with a combination of practical bamboo flooring and carpet throughout, and tiles to the wet areas. The front of the home takes in the views with a formal living area and the sizeable master bedroom with ensuite and oversized shower and walk in robe, perfect as the parents' retreat or reading room section of the home.

Like cooking up a storm? Look no further than this open plan kitchen with stone bench tops, walk- in pantry, 900ml stove, dishwasher, twin sink and the ability to entertain guests or keep an eye on the children in the open plan 2nd living and dining area or the outdoor entertaining area adjacent to the kitchen.

Large bi-fold doors open up onto a private BBQ space for the warmer months and will lead you to the professionally landscaped, secure, easy-care gardens and lock up garden shed, making this home the perfect place for young families or the entertainer alike.

The premises has three additional bedrooms, each contain BIR's and are well appointed to the master bathroom as well as another living/play area. A walk-in linen press plus an additional linen press service the home, as well as natural ducted gas heating, evaporative cooling and a gas/solar HWS.

If you're looking for the security of a "good as new" home in a modern estate, contact Christie for an inspection of this beautiful home.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$780,000

OPEN FOR INSPECTION:  
N/A



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#### 4 Royal Place, Leongatha 3953

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.