

17 ROYAL PLACE LEONGATHA



FOR SALE

ROOM FOR THE VAN & A SHED (STCA).

This immaculately presented three-bedroom family residence on Royal Place offers all the modern comforts. Set on a generous 1,007 square metre block, this delightful home captures the essence of relaxed rural living while providing all the conveniences of town life.

Step inside to discover a thoughtfully designed floor plan that caters perfectly to family living. The master bedroom features its own ensuite, while a second bathroom services the remaining bedrooms. The home's practical layout ensures comfortable living throughout all seasons, with ducted heating and reverse cycle air conditioning maintaining the perfect temperature year-round.

The property showcases an impressive array of modern features that combine functionality with sustainability:

- Double glazing
- Remote-controlled double garage providing secure parking
- Energy-efficient gas/solar hot water system
- Water tank for sustainable garden maintenance
- Modern dishwasher in the well-appointed kitchen & 900ml oven
- Fully fenced yard offering security and privacy

The spacious block provides ample opportunity for outdoor living and gardening enthusiasts to create their own piece of paradise. The fully fenced yard ensures a safe play area for children and pets, while still leaving plenty of space for future improvements or extensions. Need yard access for trailers or vans? There is side access via gates into the sizeable yard. The property adjoins a reserve along the rear boundary too, giving the property a rural feel and extra access and a walk-through to a nearby park.

3 BED | 2 BATH | 2 CAR

PRICE:
\$765,000

OPEN FOR INSPECTION:
N/A



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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.