






1 Royce Place, Manilla

Charming Family Home in a Quiet Cul-de-Sac

Nestled in a peaceful and sought-after cul-de-sac, 1 Royce Place is a beautifully maintained double brick home with a Colorbond roof that combines comfort, space, and lifestyle. With manicured lawns, established gardens, and a Crimsafe front door for added security, this home immediately welcomes you with its striking street appeal and private walkway to the front entrance.

Step inside to discover three spacious bedrooms, including a master suite that opens onto the deck and features a large walk in robe with private access to the generous two way bathroom. The second bedroom includes a built-in robe, while the third provides ample space to add your own. A well designed open plan living, dining and kitchen area is warm and inviting, featuring modern cooking appliances including a 5 burner gas cooktop, a 900mm wide electric oven, and plenty of storage with a breakfast bar perfect for everyday living. A convenient study nook is also tucked into the living area, ideal for working from home or homework sessions.

This home has been built with comfort in mind, showcasing quality double brick construction, double glazed windows, and a solar hot water system, ensuring year round temperature control and energy

3  1  2 

FOR SALE
\$585,000

AGENTS

Samuel Spokes
0475 843 042
sam.spokes@ljhooker.com.au

Grace Hugo
grace.hugo@ljhooker.com.au

AGENCY

LJ Hooker Tamworth
(02) 6767 1710

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

efficiency. Split system air conditioning, ceiling fans, and a gas point add further convenience throughout the home.

The centrally located bathroom includes a relaxing corner spa bath and standalone shower, while the second toilet is positioned within the spacious laundry, which also features built-in storage and practical functionality.

Flowing seamlessly outdoors, the fully enclosed deck complete with Crimsafe screens, blinds, and a ceiling fan is ideal for year round entertaining. From the deck, you can take in stunning mountain views, creating a beautiful backdrop for everyday living and relaxing evenings.

Sitting on a generous 896sqm block with 1.8m high Colorbond fencing, offering plenty of space for kids and pets, the property also boasts a double gate providing rear yard access perfect for parking a caravan, trailer, or boat. The backyard is well equipped with a garden shed, rainwater tank, and a traditional Hills Hoist clothesline, adding to its practicality.

A double remote controlled garage 7m x 6m is attached to the home, offering easy internal access to the front porch, secure parking and plenty of room for storage. With its thoughtful layout, low maintenance design, and sought after location, this property offers a fantastic opportunity for those seeking a lifestyle upgrade or a solid long term investment.

Make 1 Royce Place, Manilla your new home today.

MORE DETAILS

Property ID	AAVHTE
Property Type	House
Land Area	898 m2
Including	Study Air Conditioning Toilets (2) Deck Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank Solar Hot Water

Samuel Spokes 0475 843 042

Licensee, Director - Sales Representative |
sam.spokes@ljhooker.com.au

Grace Hugo

Sales Associate | grace.hugo@ljhooker.com.au

LJ Hooker Tamworth (02) 6767 1710

199 Peel Street, TAMWORTH NSW 2340
tamworth.ljhooker.com.au | tamworth@ljhooker.com.au

