

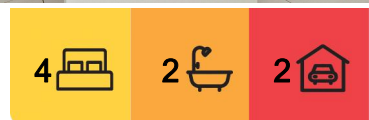
## Manilla, 2 Royce Place

Stylish, Spacious & Designed for Modern Living

Welcome to 2 Royce Place, Manilla – a quality-built home by renowned local builder Dunst Bros, completed in 2012 and nestled in a peaceful, family-friendly cul-de-sac.

This beautifully presented residence offers four spacious bedrooms plus a separate study with NBN connection and its own sliding door, making it ideal for a home office or a potential fifth bedroom. Designed with lifestyle in mind, this home combines thoughtful layout with high-end finishes throughout, providing the perfect blend of comfort and functionality.

The master suite is a true standout, featuring dual walk-in robes, a luxurious ensuite with a walk-in shower, double stone-top vanity, and access to the alfresco area, creating your own private retreat. The second bedroom is oversized with built-in robes & NBN ports, while the remaining bedrooms all include built-in robes. Bedroom four also enjoys its own sliding door opening directly to the alfresco, perfect for added privacy or guest



**For Sale**  
\$699,000

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**LJ Hooker Tamworth**  
**(02) 6767 1710**



accommodation.

At the heart of the home is a stunning open-plan kitchen and dining space with tiled floors, a wide entry, and a seamless connection to the living area. The kitchen features stone waterfall benchtops, Miele appliances including an oven, dishwasher, rangehood, and induction cooktop, along with soft-close cabinetry and a large corner pantry that offers an abundance of storage.

The living area is carpeted for comfort and ideal for family downtime or entertaining guests. Throughout the home, you'll enjoy year-round comfort thanks to the ducted reverse cycle air conditioning and ceiling fans, ensuring perfect temperatures no matter the season.

Flowing effortlessly from the main living zones is a tiled and covered alfresco area, perfect for year-round entertaining while overlooking the secure backyard. The home also includes a spacious double remote-controlled garage with internal access, along with convenient rear yard access, ideal for storing trailers or additional vehicles.

The laundry is thoughtfully designed with cupboard storage, stone benchtops, built-in hampers, and an indoor drying rack, blending style and practicality in one functional space.

With its generous layout, quality inclusions, and attention to detail, 2 Royce Place is more than just a home &ndash; it's a lifestyle upgrade in one of Manilla's most sought-after streets.

Make this stunning property yours today.

## More About this Property

Property ID	AAXHTE
Property Type	House
Land Area	825 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

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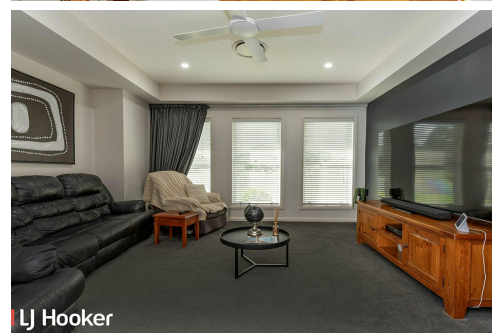
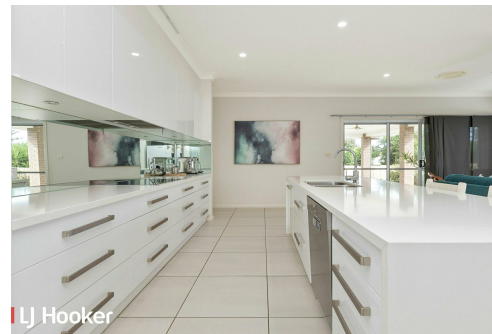
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