



47 Kaylene Court, Royston

Expansive Elevated Acreage Living with Space, Privacy & Rural Views

Set high and proud on an expansive 4.94 acre parcel, this impressive two storey residence offers an exceptional acreage lifestyle with generous family accommodation, multiple living areas, a large inground pool, substantial shedding and beautiful rural and mountain views. Positioned privately at the end of a peaceful cul-de-sac and approached via an established hedged driveway leading to a circular driveway, the property offers an impressive sense of space and arrival from the moment you enter.

Inside, the home is exceptionally well proportioned, with generous bedrooms, multiple living and entertaining areas and plenty of room for the whole family. The ground floor centres around a spacious open plan kitchen, family and meals area, complete with a welcoming wood burning fireplace, while a formal lounge, formal dining room and huge rumpus room with bar provide additional spaces to relax and entertain. Upstairs, the oversized master suite enjoys an octagonal bay window with beautiful mountain views, air conditioning, a walk-in robe and impressive ensuite, while bedrooms two and three are also generously sized and supported by a dedicated home office.

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FOR SALE
Offers Over \$1,950,000

VIEW
By Appointment

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Outside is where this property truly embraces the Queensland acreage lifestyle. The large inground swimming pool is overlooked by a generous tiled entertaining area complete with ceiling fans, built-in BBQ, outdoor fridge and television, while a separate gazebo and shade sails provide additional spaces to enjoy with family and friends. With an 18m x 6m shed with three roller doors, boat carport, garden shed, five rainwater tanks and fully fenced acreage, there is plenty of room for vehicles, boats, machinery, hobbies and all the extras that come with acreage living.

The Home:

- Spacious two storey family residence
- Four generously sized bedrooms
- Three bathrooms
- Multiple living and entertaining areas
- Wood burning fireplace
- Air conditioning to selected bedrooms
- Dedicated home office
- Spacious laundry with excellent storage
- Beautiful rural and mountain outlook

Kitchen & Living:

- Large open plan kitchen, family and meals area
- Extensive kitchen bench space
- Corner pantry
- Gas cooktop & wall oven
- Dishwasher
- Double refrigerator space
- Formal dining room
- Separate formal lounge
- Huge rumpus room
- Bar area
- Glass sliding doors opening to outdoor entertaining

Master Suite & Bedrooms:

- Oversized master bedroom
- Octagonal bay window capturing mountain views
- Air conditioning
- Walk-in robe
- Ensuite with double vanity and double shower
- Bedrooms two and three with built-in robes
- Bedroom four with air conditioning
- Dedicated home office
- Upstairs bathroom with shower and bath
- Separate toilet
- Excellent linen storage

Outdoor Entertaining & Pool:

- Large inground swimming pool
- Spacious tiled outdoor entertaining area
- Ceiling fans
- Built-in BBQ
- Outdoor fridge & television
- Gazebo/sitting and entertaining area
- Shade sails
- Private rural surrounds
- Plenty of space for family and guests

Sheds & Infrastructure:

- 18m x 6m shed
- Three roller doors
- Separate boat carport
- Garden shed
- Five rainwater storage tanks
- Fully fenced 4.94 acres

Circular driveway with excellent vehicle access

Location:

Approximately 14km to Kilcoy

Approximately 14km to Woodford

Peaceful cul-de-sac position

Elevated rural setting

Convenient access to both townships

Private acreage lifestyle without feeling isolated

A Property with Room to Live:

Offering the space, privacy and versatility that acreage buyers are searching for, this substantial property provides a wonderful opportunity for families wanting room to spread out and enjoy a more relaxed way of life. From the expansive home and multiple living areas to the pool, entertaining spaces, mountain views and impressive shedding, there is something here for every stage of family life.

If you have been looking for a property where space, privacy, lifestyle and functionality come together, this impressive acreage residence deserves to be inspected.

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MORE DETAILS

Property ID	A11HES
Property Type	AcreageSemi-rural
Land Area	2 hectare
Including	Ensuite
	Study
	Air Conditioning
	Toilets (3)
	Pool
	Fire Place
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Panels
	Water Tank

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