







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.

4 3 5

FOR SALE
Offers Over $1,950,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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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

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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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