

Sold

14 Royal Circuit, Point Cook



## Tranquil INVESTMENT with Studio Apartment.

Here you will find the perfect opportunity to experience an exclusive, private lifestyle only unique to the Alamanda Estate. Tucked away amongst an array of equally impressive homes, this 29sq (approx.) residence with separate studio apartment/guest house boasts luxury inclusions, enviable views, access to Alamanda's premier facilities and an amazing tenant in place until December 2024 returning \$2,824 pcm.

Immediately captivating, the home greets with a light-filled formal lounge and separate study room. Moving through into the open plan living domain where the kitchen, meals and family area seamlessly combine for complete practicality.

The dazzling kitchen, with quality stainless-steel appliances, breakfast bar, pendant lights, pot drawers, 900mm – stainless steel appliances and dishwasher all adjacent to a large living room which provides access to an undercover alfresco entertaining area equipped with built-in stainless-steel BBQ.

Accommodation within the main residence includes three generous bedrooms and two bathrooms all located upstairs along with an additional rumpus room/kids retreat. The spectacular master suite is beautifully presented and boasts a generous walk-in-robe and en suite.

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<b>Price</b>	SOLD for \$770,000
<b>Property Type</b>	Residential
<b>Property ID</b>	875
<b>Land Area</b>	336 m2
<b>Floor Area</b>	269 m2

### Agent Details

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Located above the garage, the has its own en suite, fully equipped kitchen, split-system cooling, study nook, dining & living area, telephone connection point & TV connection point and is perfect for family/friends to enjoy at the utmost privacy away from the main living quarters. Previous owners have been known to generate a sizable annual income by leasing out the studio apartment on 'Air B&B' or alternatively, you could run your own business from here.

Additional features include; gas ducted heating, ducted evaporative cooling, secure separate rear gate access for the studio apartment, fiber optic internet connection to the main house and studio apartment, remote double garage, black limestone and sandstone paving, 2x water tanks, vegetable patches, hardwood decking to alfresco and porch, elevated ceiling height on ground floor, tinted windows to all front facing windows, fitted shutter blinds to all bathrooms, block out blinds to all windows and sliding doors, under-stair storage room, downstairs powder room, located within the Alamanda P-9 College school zone and overlooking the Point Cook nature reserve and wetlands

Residents enjoy exclusive access to the Alamanda Club which includes; heated outdoor swimming pool, wheelchair access to all parts of the club, 6 individual bathrooms, fully equipped gym, tennis courts, weekly yoga and fitness classes, weekly children's early learning activities, function room, special family events such as Halloween, Diwali, Christmas, Easter, Chinese New Year, Alamanda Estate security, Wi-Fi and a Small library.

A home away from home, this is your chance to escape from the hustle and bustle of everyday life and indulge in a lifestyle that's truly like no other.

Don't delay and enquire today!

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