



**44 Sherwood Place Royalla NSW**

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Set beautifully within the rolling countryside of Royalla Estate this quality-built home is sure to impress even the most discerning buyer. Located on a quiet cul-de-sac with stunning northerly aspect and views down the Jerrabomberra Creek valley. This impressive family home boasts four large bedrooms, all with built-ins, two bathrooms and a brilliant combination of formal and informal living areas.

Stunning, easy care landscaped gardens surround the home and flow out to the sprawling park like surrounds of the seven-and-a-half-acre block. All the infrastructure is in place so there is little more to do than sit back and relax and enjoy the serenity.

**Features:**

- Slow combustion fireplace
- Solar hot water system

**Building Size** : 325 sqm  
**Land Size** : 3.03 ha  
**View** : <https://www.rapportproperty.com.au/sale/nsw/capital-monaro-snowy/royalla/residential/house/7380461>



**Marc Donohue**  
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# 44 Sherwood Place, Royalla

4 Bedrooms | 2 Bathrooms | 2 Car Accommodation



//FLOOR PLAN  
TOTAL FLOOR AREA 223 SQ.M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.