



## FOR SALE

### PRIME GOLF COURSE POSITION-ONE LEVEL - ROYAL PINES RESORT

UNDER CONTRACT !!

A rare opportunity to purchase a single level family home with superb golf course vistas in a private and secure setting. Set within the Award winning Royal Pines Resort on the Gold Coast, close to magnificent beaches and the sub tropical rain forests of the Hinterland, this stunning home is cleverly designed for outdoor living and entertaining at its best.

This modern stunning home cleverly designed and well-constructed will impress from the moment you enter the property with exceptional views.

Consisting of four large bedrooms, (3 ensuite bathrooms and one bath) with a master suite beautifully positioned overlooking the golf course, a home cinema, study, high quality finishes, high ceilings with two large separate living areas, stunning lounge room with feature fish tank and views of the in ground pool this home will meet all your needs and more.

The property also has accommodation for two cars plus a separate buggy space.

The position of this home is much sought after with its spacious outdoor entertaining areas with views of not only a 27 holes PGA golf course that hosts the Australian Ladies Masters and the Men's Australian PGA Championship but in the distance the stunning Gold Coast Hinterland.

Add to this all the features of an international Royal Pines Golf resort with 500 acres of beautiful manicured gardens, 5 tennis courts, a fully equipped gym and resort Spa and Cafe, this home provides 24/7 security patrolled gated estate and an enviable lifestyle that an inspection of this property is highly recommended to fully appreciate all that it offers.

Royal Pines is fully approved under the FIRB scheme and is available for all foreigners to purchase immediately, both new and resale home. For more information on this lovely home and a private viewing contact Neil Paton, a resident of the Royal Pines community for over 12 years, at Royal Pines Prestige Properties on [neilpaton@atrealty.com.au](mailto:neilpaton@atrealty.com.au) or 0419 679 155.

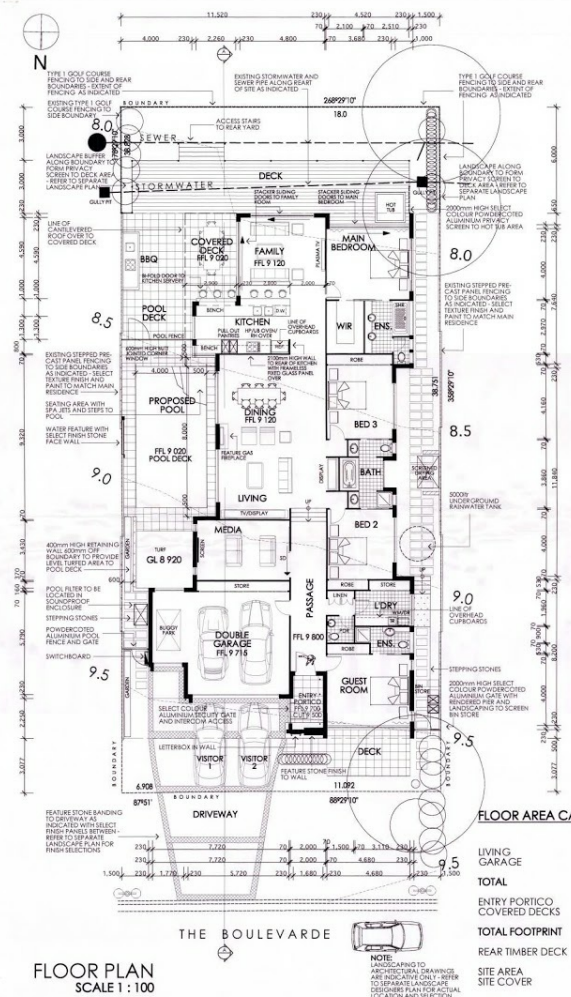
4 BED | 3 BATH | 0 CAR

PRICE:  
\$1,445,000

OPEN FOR INSPECTION:  
N/A



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#### FLOOR AREA CALCULATIONS

	SQM
LIVING GARAGE	274.9
TOTAL	48.6
ENTRY PORTICO	4.0
COVERED DECKS	20.0
TOTAL FOOTPRINT	347.5
REAR TIMBER DECK	47.4
SITE AREA	697.8
SITE COVER	49.8%

#### 2004 ROYAL PINES RESIDENTIAL

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.