



# FOR SALE

## SOLD BY ANDREW COLLEY - PACIFIC PINES SPECIALIST!

Situated high and close to the pinnacle of Pacific Pines, this home is a delightful take on contemporary design, with panoramic views, gentle cooling summer breezes and a perfect aspect.

Comprised of two generous levels that offer perfect privacy and separation, the 321m<sup>2</sup> (34.5 Squares) open plan configuration, embraces easy living that comes naturally with large flowing spaces. The main living areas are beautifully proportioned, while separate entertainment rooms are discretely tucked away so as not to intrude on the overall sense of boundless space.

This space is emphasised by generous outdoor areas off both levels, including 3 covered balconies. The grand family room is a comfortable entertaining space for all seasons and is the ideal spot to take in the 180 degree views offered from the many full height windows to the hills and valley behind and beyond.

Manra Way offers quick access onto the M1 allowing ease of access for those travelling north to Brisbane (approx. 45 minutes). The train station at Helensvale and the light rail running all the way into Surfers Paradise and down to Broadbeach are both less than 5 minutes away. Plus to the south, the M1 connects you to Robina, the Airport, or the famous Gold Coasts best beaches. Located in a wonderful serene, safe, location. You will be happy here for years to come.

- 4 Spacious bedrooms 3 upstairs 1 downstairs for guests
- Double garage
- 2 reverse cycle air conditioners/heaters
- 3 living areas. Family room formal lounge and first floor kids retreat
- Stunning kitchen
- 3 balconies with gorgeous views
- Huge under house storage with concrete floors workshop and a wine cellar perhaps
- 3 bathrooms. Family bathroom with spa bath
- Large laundry
- Superb position
- Great back yard with room for a pool fruit trees and glorious views
- Insulated roofspace

**4 BED | 3 BATH | 0 CAR**

**PRICE:**  
\$679,000

**OPEN FOR INSPECTION:**  
N/A



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23 Manra Way, **Pacific Pines**

4 Bedrooms | 4 Bathrooms | 2 car spaces  
Internal Area 288m<sup>2</sup>, Patio areas 33m<sup>2</sup> - Total 321m<sup>2</sup> or 34.5 squares



**GOLD**COAST  
PHOTOGRAPHY

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. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Created by GoldCoast Photography (c) 2017. [www.goldcoast.photography](http://www.goldcoast.photography) 0402 042 799.

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.