



# FOR SALE

## NORTH EAST TO GOLF COURSE HOME IN ROYAL PINES

13 The Boulevard Royal Pines Benowa

Located in an exclusive gated precinct within the Royal Pines Resort, this spacious home offers distinguished living in a very convenient prime location.

With polished timbers integrated appliances and thick stone bench top, this home is finished to a standard only normally found in residences well beyond this price tag.

The contemporary design allows for the perfect golf course vista through full height glass from the kitchen, lounge, dining and master suite, while a central courtyard offers light space and a separation of various zones within the home.

10 minutes to our famous beaches and central entertainment precinct along with quick access to a new Woolworths shopping centre and elite private and public schools.

### Features Include

- 3 sizeable bedrooms and 2+1 bathrooms
- Stylish kitchen with large freestanding gas/electric stove
- Two separate living areas including media room
- Ducted Air-conditioning
- Instantaneous Gas Hot Water
- Double auto garage door + baggy place
- Fully fenced courtyard
- Close to new shopping centre

Land 580m2  
House 282 m2  
Rates \$1,238.33  
Water/Sewerage \$475.84  
Body corporate \$4000.00 per year

Purchased in July 2011 \$1,300,000.00

3 BED | 2 BATH | 2 CAR

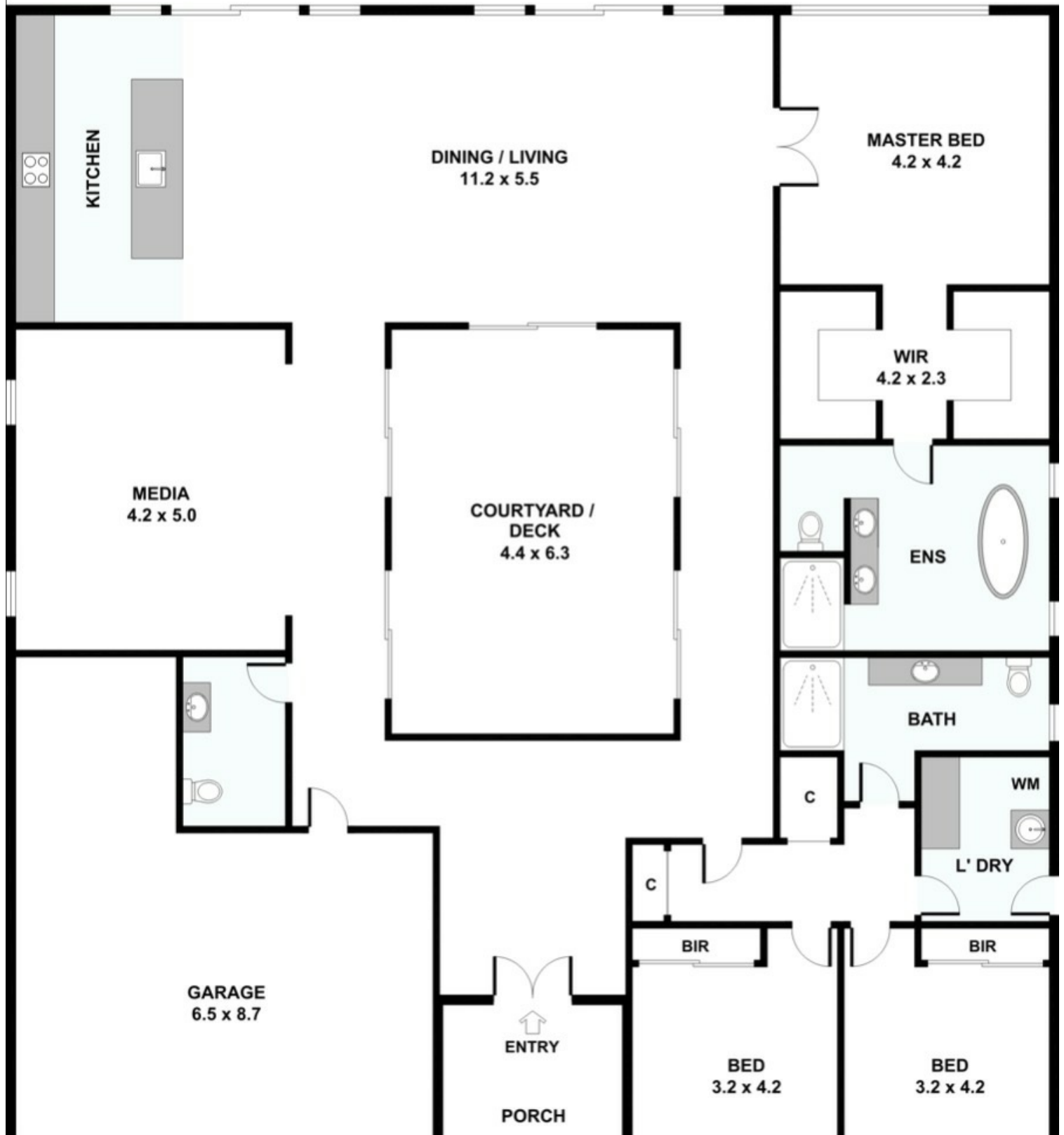
PRICE:  
\$1,100,000

OPEN FOR INSPECTION:  
N/A



**Irina Levitt**  
**0422217270**  
irina@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

VERANDAH / DECK



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.