



SOLD

UNDER CONTRACT

Designed over three levels this impressive contemporary villa has just been listed for sale and will impress those looking for a functional family layout with good separation of living and family areas.

There are plenty of options both internal and externally for the growing family to enjoy from the choice of three living/dining/family areas to the large opened study/tv room located on the upper level and the covered external entertaining area pool side.

Boasting 4 bedrooms (2 with ensuites) and one being on the lower level the home with its contemporary finishes, spacious and light feel and excellent elevated position will no doubt impress.

The home boasts a favourable Northerly aspect which ensures the home enjoys an abundance of light throughout and catches the sea breezes in summer.

The ducted air-conditioning is top of the range and almost brand new, having only been installed eight months ago. The kitchen also boasts a brand new AEG electric pyrolytic self-cleaning oven and induction cook top as well as a brand new range hood to make cooking a breeze.

The house has also just been fitted with brand new high quality roller blinds throughout, as well as floor to ceiling block-out curtains and sheers in the master bedroom and floor to ceiling sheers in the main lounge/living room downstairs too.

This home is located within an award –winning five star resort set on 500 acres of beautifully manicured gardens. Royal Pines Resort located is just a short drive from the central Gold Coast, close to the magnificent beaches of Surfers Paradise and the sub-tropical rain forests of the hinterland.

As one of the largest resorts in Queensland, Royal Pines Resort offers an unparalleled choice of accommodation, 27 holes composite golf course combination (home of the Men's Australian PGA Championship and past Australian Ladies Masters), five tennis courts, a fully equipped gym, Resort Spa and café. The resort is the perfect venue for a quality all round residential lifestyle in a 24/7 security patrolled gated estate.

4 BED | 3 BATH | 2 CAR

PRICE:
\$870,000

OPEN FOR INSPECTION:
N/A



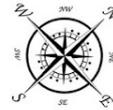
Neil Paton
0419679155
neilpaton@atrealty.com.au
www.atrealty.com.au



LOWER LEVEL



UPPER LEVEL



INTERNAL AREA:	264.6m ²
GARAGE/STORAGE:	48.8m ²
ALFRESCO AREA:	28.1m ²
BALCONY AREA:	17.4m ²
PORCH AREA:	3.9m ²
TOTAL AREA:	362.8m ²

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 any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Created by www.highshots.com.

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.