



**SOLD**

## MODERN VILLA IN THE LOCATED IN THE BEAUTIFUL ROYAL PINES RESORT - VACANT & READY TO MOVE IN!

Entrance to the estate is off Ashmore Road, Gate is to the right of the round about. Then please contact agent for security access.

Ready, Set, Go, this is a fantastic opportunity to purchase and move into this beautiful villa located in the prestigious Royal Pines Resort.

This superbly appointed home features three generously sized bedrooms, gourmet kitchen with stone bench tops and a secure double car garage. Ideally configured for family living, this luxury home incorporates impressively large ceiling spaces and impeccable interior design and finishes. A private outdoor area and beautifully landscaped gardens combine to create a serene retreat.

- \* Large frontage
- \* Three generous bedrooms
- \* Master bedroom with ensuite featuring a free-standing bath and walk-in robe
- \* Fully ducted air-conditioning
- \* Streamlined, gourmet kitchen fitted with the best of Miele appliances
- \* Double garage
- \* Premier location within the secure, gated grounds of Royal Pines
- \* High ceilings and expansive use of glass maximising light
- \* Gated golfing estate
- \* Pets welcome
- \* Body Corporate Rates \$111 Per week including building insurance (approximately)
- \* Water Rates \$325 per quarter (approximately)
- \* Council Rates: \$894 half year (approximately)

Royal Pines Resort is a gated complex with 24 hours 7 days a week patrolled Security. Conveniently located close to new Coles supermarket, private and public schools, Griffith University, Gold Coast Hospital, Local Parkland and easy access to M1.

**3 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$640,000

**OPEN FOR INSPECTION:**  
N/A



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ROYAL PINES  
RESORT

Boulevard Residences

1 GARAGE 2 STORAGE 3 KITCHEN 4 LAUNDRY 5 BATHROOM 6 PANTRY 7 ENTRY 8 DINING 9 COURTYARD 10 LIVING  
FLOOR AREA 103sqm • GARAGE 42sqm - TOTAL AREA 235sqm (Including Garage 42sqm)

HOUSE TYPE IC - GROUND FLOOR



1 BEDROOM TWO 2 BEDROOM THREE 3 LINEN 4 VOID 5 BATHROOM  
6 GALLERY 7 ENSUITE 8 MASTER BEDROOM 9 WALKIN ROBE  
FLOOR AREA 90sqm - TOTAL AREA 235sqm (Including Garage 42sqm)

HOUSE TYPE IC - UPPER FLOOR

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.