

**SOLD**

## 4 BEDROOM 2 LEVEL GOLF COURSE VILLA- IDEAL NORTH/EAST ASPECT -RARE OFFERING!!!

### UNDER CONTRACT

Located in a quiet cul-de-sac nestled amongst other quality residences within the Riverside Estate precinct is this rare opportunity to be living golf frontage for a fraction of the normal price.

Being only 1 of 6 villas in total fronting the golf course within the Riverside Estate and with recent land value price points set above the \$1.1 mil mark this truly is worthy of serious consideration.

Designed over two levels the residence would suit a multitude of family situations with its generous internal sizing, separation of living areas and bedrooms on both levels.

On the lower level you will find open plan style living, combining the living/dining areas, the functional and well-designed kitchen all which enjoy the tremendous golf vistas that are on offer. Also on this level is the guest bedroom complete with en suite, the oversized powder room, large laundry and internal entrance from the double car accommodation.

On the upper level the large main master suite boasts walk-in robes, a grand en-suite with feature bath and a covered expansive balcony which enjoys some of the best golf views the home has to offer. Also bedroom two and three are located on this level both sharing a balcony, large bathroom and separate powder room.

Externally the home will not let you down with a private covered (Vergola) entertaining area overlooking the pool and out over the open paved deck area and across to the lake and tree lined golf course.

A villa that will surprise in many ways and with no golf course land left this opportunity will not repeat itself too often.

This property is located within an award –winning five star resort set on 500 acres of beautifully manicured gardens, Royal Pines Resort located a short drive away from the heart of the Gold

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

**PRICE:**  
**\$1,065,000**

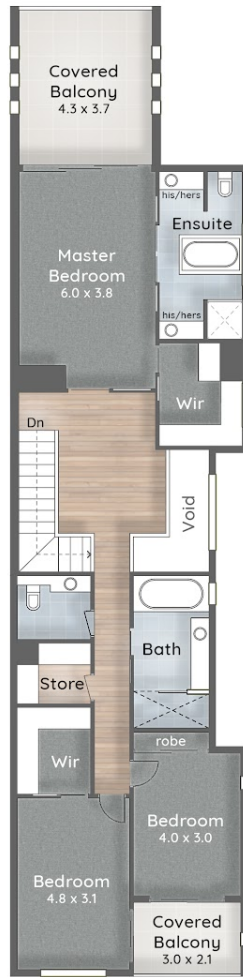
**OPEN FOR INSPECTION:**  
**N/A**



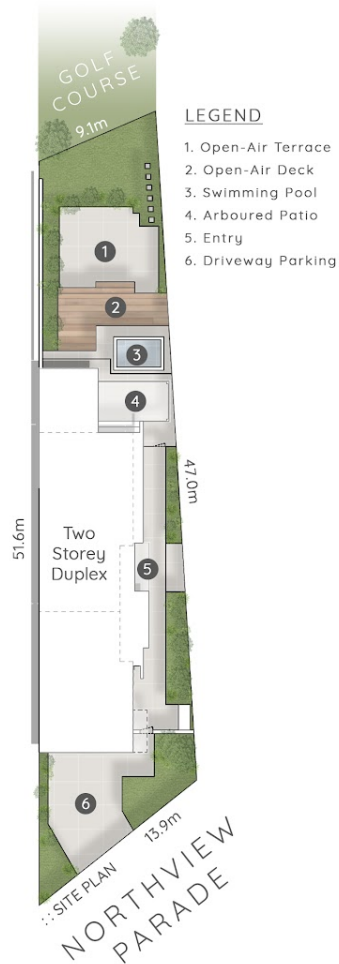
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:: FLOOR PLAN  
Ground Floor  
Ceilings up to 3.0m



:: FLOOR PLAN  
First Floor  
2.7m Ceilings



#### LEGEND

1. Open-Air Terrace
2. Open-Air Deck
3. Swimming Pool
4. Arbour'd Patio
5. Entry
6. Driveway Parking



Neil Paton 0419 679 155

2/3006 Northview Parade  
ROYAL PINES RESORT

 4 Bed

 3 Bath + Powder

 2 Car + Off-Street

Internal 290m<sup>2</sup>  
Covered External Areas 65m<sup>2</sup>  
Total 355m<sup>2</sup> or 38 Squares

**puredesign** **PLANS FOR PURPOSE**

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