



# SOLD

## LARGE ELEVATED VILLA (378 SQ MTR)-MASTER BEDROOM ON LOWER LEVEL -FRESHLY PAINTED /CARPETED READY TO BE OCCUPIED IMMEDIATELY!!

Owners have purchased elsewhere – This property will be sold!!

Located within the much sought-after residential precinct of Badon Village, this double story villa will not disappoint those looking for a little more than what most other villas have to offer.

What sets this villa apart is the expansion of the original property, expertly undertaken to effortlessly allow the living, dining and family rooms to flow and open out onto the external timber entertainment deck (120 sq mtrs). Perfect for entertaining guests and family.

Including the timber external deck, the home boasts 498 sq mtrs (54 squares) in total and offers 3 bedrooms with the ground floor's fantastic spacious master having a sitting room, walk-in robe and its own private outdoor retreat/courtyard. As well on the lower level, you will find the full office (7.4 x 2.9) with its own private entrance from the street.

On the upper level, the remaining two large bedrooms are located: one with a generous covered balcony, full bathroom (acting as a two way ) and the huge rumpus/theatre room which could easily be converted into a 4 th bedroom if desired.

Even for the largest of gatherings the home space and style will certainly allow you to entertain at ease and in the most private of settings.

Many features are found in this home: 4x air conditioning units, office fully fitted out, solar paneling, water tank (2000 ltr), 2 car garage plus side buggy accommodation, electrical chimney, commercial glass windows, extra ceiling /wall insulation, LED lighting throughout, security

4 BED | 3 BATH | 2 CAR

PRICE:  
\$900,000

OPEN FOR INSPECTION:  
N/A



**Neil Paton**  
**0419679155**  
neilpaton@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



**PROPERTY DETAILS**

4 Bed + Office | 2 Bath + Powder | 2 Car  
Internal 347m<sup>2</sup> | Outdoor Deck 120m<sup>2</sup>  
Covered External Areas 31m<sup>2</sup>  
Total 498m<sup>2</sup> or 54 Squares



6108 Badon Village, BENOWA  
ROYAL PINES RESORT

**pure**design  
CONCEPTS PLANS FOR PURPOSE

The overall presentation style, layout, imagery, fonts, background, colours and terminology are subject to strict copyright of Pure Design Concepts. No ownership is taken for building design. All measurements are approximate & individuals should rely on their own information. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)

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.

Neil Paton  
0419679155  
neilpaton@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

