



## FOR SALE

### IMPRESSIVE GARDEN VILLA/APARTMENT - ENTERTAINERS PLEASE TAKE NOTE!!

#### UNDER OFFER

Located within the much sought after and prestigious Eastern precinct of Royal Pines this impressive residence boasts one of the largest alfresco entertaining terraces on offer in a relaxed and very private setting.

Superbly presented and an absolute treat to view, the homes main focus is around the quality of the family living and entertaining options, the great separation of the formal and informal areas and an emphasis on a quality resort lifestyle.

The main floor of the property has a really well designed kitchen area with one of the largest bench spaces you will find, separate living and dining areas, a sitting/study room and a closed off separate media lounge area. All this leads out to the massive terrace alfresco area where a plunge pool is found conveniently hidden around the corner in its own private area.

The staircase leads to the upper level that houses the three bedrooms all of generous size with the master enjoying its own walk in robe, ensuite and balcony.

The property which recently has been upgraded offers a privacy and seclusion that is extremely hard to find yet very much sort after in a very affordable price range within one of Australia's better known residential resorts.

This home 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 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 to the Men's Australian PGA Championship, five tennis courts, a fully equipped gym, Resort Spa and Cafe, the resort is the perfect venue for a quality all round residential lifestyle in a 24/7 security patrolled gated estate.

3 BED | 2 BATH | 3 CAR

PRICE:  
\$795,000

OPEN FOR INSPECTION:  
N/A



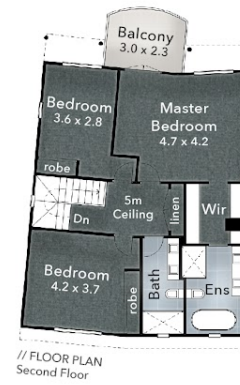
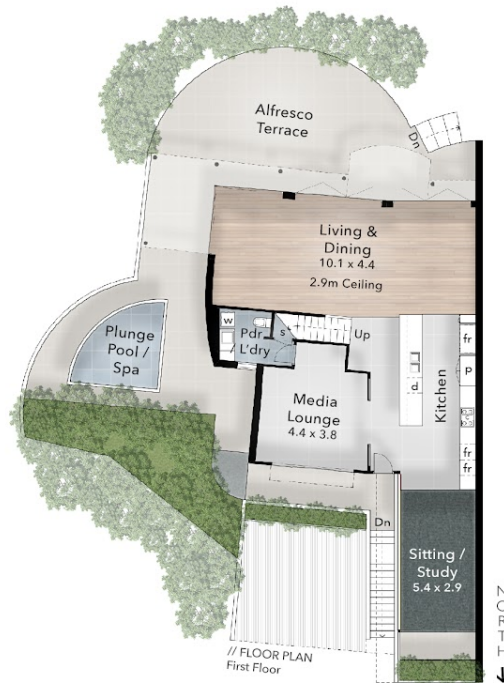
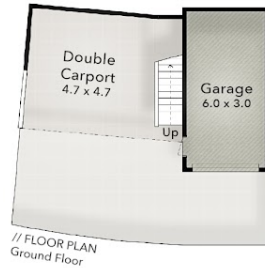
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1122 Spring Terraces  
ROYAL PINES RESORT  
Block Size 305m<sup>2</sup>

- 3 Bed + Study
- 2 Bath + Powder
- 3 Car

FLOOR AREA SIZES

Internal 206m<sup>2</sup>  
Alfresco Terrace & Balconies 43m<sup>2</sup>  
Carport & Garage 48m<sup>2</sup>  
Total 297m<sup>2</sup> or 32 Squares



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CONCEPTS

PLANS FOR  
PURPOSE

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.