



# SOLD

## ELEVATED N/E ASPECT SPACIOUS GOLF COURSE RESIDENCE -ROYAL PINES RESORT- WILL BE SOLD!!!

### UNDER CONTRACT

Much sought after and rarely available, North East facing large family residence located in a quiet and private cul-de-sac with parkland adjacent, creating the perfect family living option here at Royal Pines.

The sweeping golf course vistas are special as is the unique layout, catering to numerous family scenarios and ensuring even the largest are all accommodated in a private yet warm and friendly manner.

The home offers four large bedrooms, good size office, four bathrooms two upstairs and two on the lower level with all four having access to their own bathrooms with the master suite being of very generous size.

The kitchen (Gaggenau) is well designed (butler's pantry) extremely functional being central to the downstairs living areas, which overlook and take full advantage of the homes elevated position over the golf course.

The external covered area is cleverly designed off the main kitchen /living area and has prime position facing the direct golf course, fitted out with full shutters for ease of convenience and comfort.

The heated unique designed pool is central to the house as is the separate spa all being able to be viewed from external and internal locations and flows out into the external entertaining areas of the home.

Lots of extras like the large two car garage (custom fitted out), plus golf buggy space, full air cond, vacuum maid, security, gas connected, spa the list goes on!!

The size of the home totals 525 sq mtrs and has been constructed on a prime 854 sq mtr

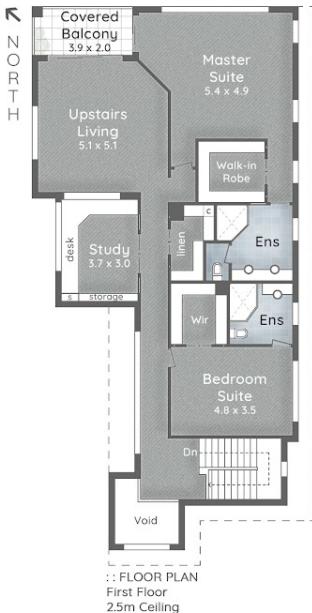
**4 BED | 4 BATH | 2 CAR**

**PRICE:**  
\$1,526,000

**OPEN FOR INSPECTION:**  
N/A



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3013 Northview Parade ROYAL PINES RESORT

854m<sup>2</sup>

 4 Bed + Study

4 Bath

 2 Car + Off-Street

Internal 457m<sup>2</sup> | Balcony, Alfresco, Patios & Porch 68m<sup>2</sup> | Total 525m<sup>2</sup> or 57 Squares

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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.

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