



## FOR SALE

### EXCEPTIONAL FAMILY RESIDENCE ROYAL PINES -OPPOSITE PRIVATE PARKLAND – NTH FACING REAR ENTERTAINING!!

#### UNDER CONTRACT

Located within the security gates of the prestigious Riverside Estate at Royal Pines this outstanding family home is perfectly positioned, elevated and found at the end of the private circa.

The home is extremely spacious throughout and well designed for the large or growing family where the focus is certainly to take advantage of the North facing entertaining aspect of the rear of the home.

In total there are four over-sized bedrooms with the spacious, master retreat located on the upper level boasting a superb ensuite, vast walk-in robe and a private balcony. Adjacent are two further bedrooms, each cleverly designed with a walk-in robe and separate walk-in study nook, and the tiered media room or children's playroom.

The fourth bedroom along with the office/ is found on the lower level of the home, which would suit extended family, with its own private bathroom.

The modern kitchen is well appointed with quality appliances and central to the downstairs living rooms, all which allow access to the spacious, covered outdoor entertaining areas and onto the very private and generous rear yard, which incorporates the family size in ground pool.

Additional features of the home include study, complete with built in bookcase/cupboards, media room, secure garaging for three cars, ducted air conditioning, an abundance of storage throughout, above ground water tank and manicured and well-maintained gardens that surround the home.

At present an extremely rare find here in Royal Pines and with the size and price of the home on offer, I am sure this property will attract plenty of interest from day one. With the sought after Circa enclave including its own over-sized area of parkland, this property is hard to replicate.

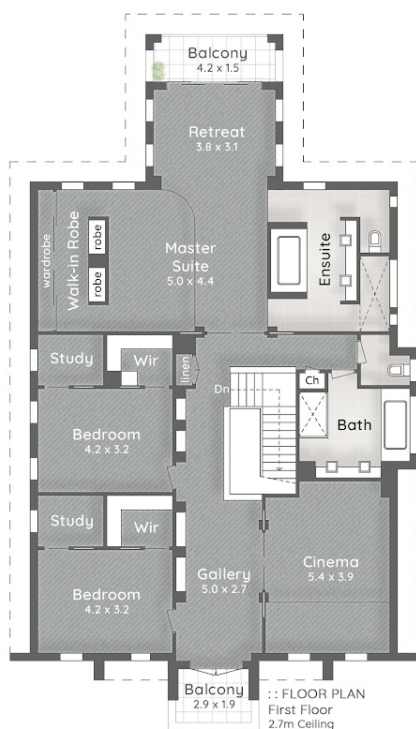
4 BED | 3 BATH | 3 CAR

PRICE:  
\$1,330,000

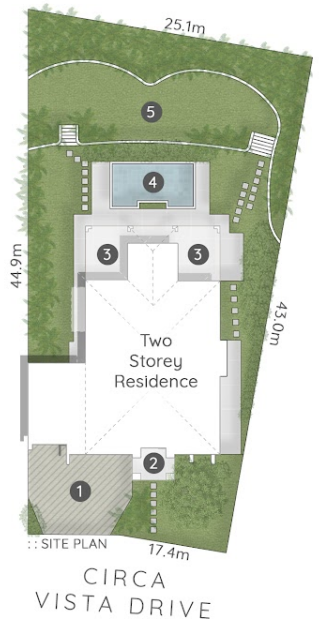
OPEN FOR INSPECTION:  
N/A



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- LEGEND**
- 1. Driveway Parking | 2. Entry Portico
  - 3. Covered Alfresco | 4. Swimming Pool
  - 5. Grassed Terrace



7018 Circa Vista Drive ROYAL PINES RESORT

915m<sup>2</sup> | 4 Bed + Cinema + Office | 3 Bath | 3 Car + Off-Street  
 Internal 410m<sup>2</sup> | Alfrescos, Balconies & Portico 61m<sup>2</sup> | Total 471m<sup>2</sup> or 51 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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