



## FOR SALE

### PRIVATE GARDEN VILLA - ROYAL PINES RESORT - OVERSEAS OWNERS SAY SELL !!

#### UNDER CONTRACT

Located within the original precinct on the Eastern side of the prestigious Royal Pines Resort this two level two bedroom garden villa is positioned within a relaxed and extremely private setting.

Found amongst the small number of other properties within the South Shields precinct this manageable two-bedroom villa will impress with its functional layout and the ease of maintaining the property throughout the year.

On the lower level three separate living areas flow together within the central kitchen area to give the villa a wonderful cosy and warm feel. Entrance from the single car garage and single carport, separate laundry and powder room are also found on this level.

The upper level houses the two good size bedrooms both ensuited with the master bedroom even larger still and boasting a generous size walk-in robe and a covered balcony area.

The general garden outlook is enjoyed from most of the home and the outlook onto the well-maintained gardens of the South Shields precinct is a treat.

The villa presents extremely well throughout and whilst in original condition the property has just been painted fully throughout which is refreshing and evident in its presentation.

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 former 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.

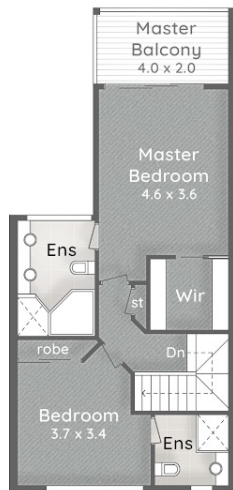
2 BED | 3 BATH | 2 CAR

PRICE:  
\$465,000

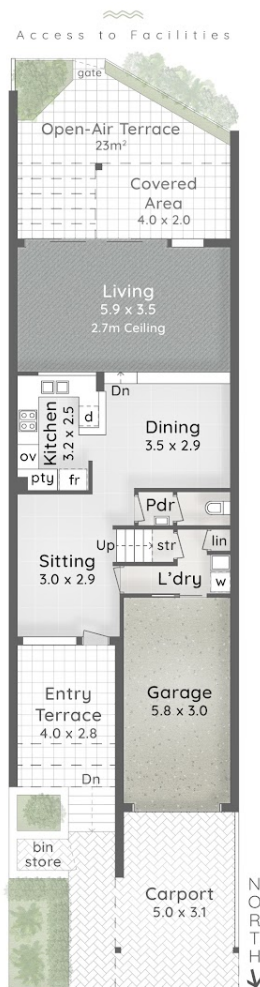
OPEN FOR INSPECTION:  
N/A



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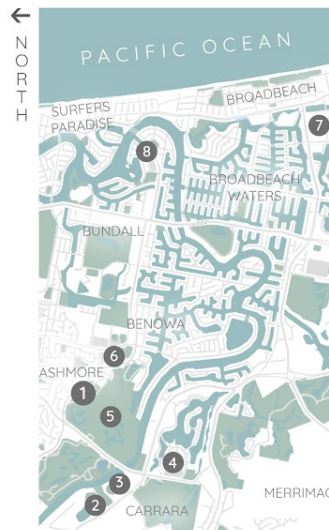
:: FLOOR PLAN - First Floor



:: FLOOR PLAN - Ground Floor

#### POINTS OF INTEREST

1. ROYAL PINES RESORT
2. Metricon Stadium
3. Carrara Sporting Complex
4. Emmanuel College
5. Royal Pines Golf Course
6. Pindara Private Hospital
7. Pacific Fair Shopping Centre
8. Capri Via Roma Shops & Cafes



:: LOCATION MAP

2121 South Shields Drive  
ROYAL PINES RESORT

2 Bed

2 Bath + Powder

2 Car

Internal 146m<sup>2</sup>

Covered Outdoor Areas 60m<sup>2</sup>

Total 206m<sup>2</sup> or 22 Squares

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CONCEPTS purpose

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