



## FOR SALE

### MAIN RIVER RESIDENCE - ROYAL PINES RESORT - RENTAL RETURN APPROX \$79,000 PER YEAR

#### UNDER CONTRACT

Please note that the property is currently tenanted (Approx. \$79,000 per year) until March 2022 with an option for a further 6 month period with the current tenants wishing to commit for longer!!

A rare and exciting offering is now available situated behind the security gates of this exclusive residential address.

Extremely limited Main River properties even exist within the resort let alone become available for sale but here is your opportunity right now -the property comes presently with a tenant in place until 2022.

On entering the home, you will realise that the owners have not only designed this home to take full advantage of the fantastic Main River vistas that are on offer but also to easily accommodate and entertain many families and friends.

Externally the home boasts numerous "extras" that make entertaining a breeze like its only separate dining area overlooking the river adjoined by a well serviced bar, Teppenyaki BBQ and TV area. Leading from inside is a service/breakfast bar for easy access from the spacious and well-designed kitchen complete with its own butler's pantry and large cold room/wine cellar.

Designed over two levels the lower level boasts polished concrete flooring throughout and is open in design combining dining and lounge rooms (complete with fireplace), optional fifth bedroom/theatre, laundry, and car/ buggy accommodation.

Leading from the lower level is a gorgeous "timber floating staircase "up to where a large open parents/children's retreat is found as well as the remaining 4 bedrooms. (Two with ensuites). The master suite is extremely large as is the ensuite and walk in robe, it also boasts a covered balcony that again overlooks the river and superb hinterland views.

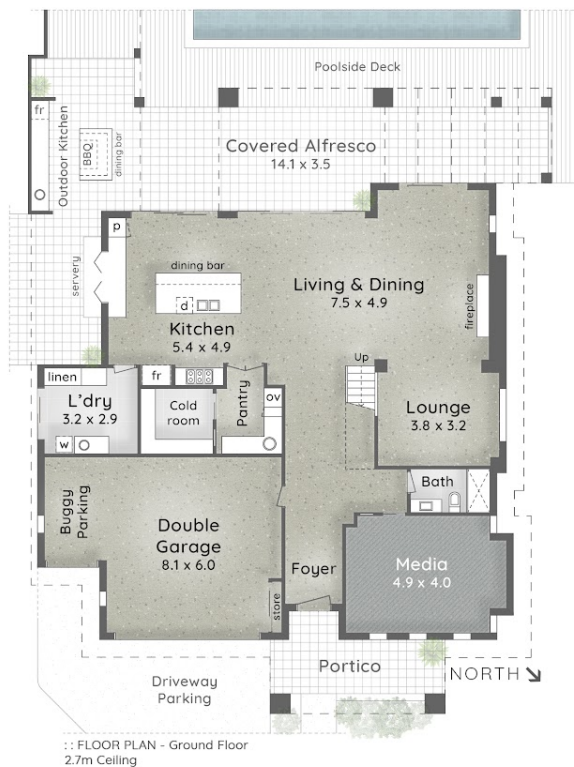
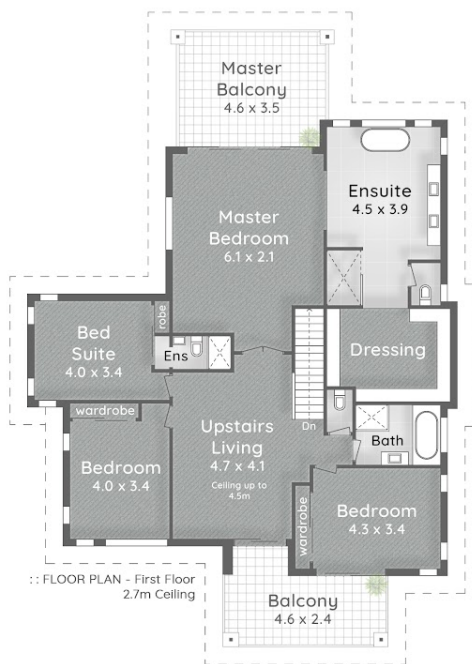
4 BED | 4 BATH | 2 CAR

PRICE:  
\$2,395,000

OPEN FOR INSPECTION:  
N/A



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- LEGEND**
1. Covered Patio
  2. Swimming Pool
  3. Grassed Yard
  4. Poolside Patio
  5. Outdoor Kitchen
  6. Driveway Parking



THE BOULEVARDE

4003 The Boulevard ROYAL PINES RESORT

919m<sup>2</sup> 4 Bed + Media 4 Bath 3 Car + Off-Street

Internal 392m<sup>2</sup> | External Areas 162m<sup>2</sup> | Total 554m<sup>2</sup> or 60 Squares



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**puredesign** 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.

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