

## FOR SALE

### RARE NERANG RIVER FRONTAGE RESORT STYLE RESIDENCE - ROYAL PINES RESORT !!

#### UNDER CONTRACT

With its clean lines and stunning street appeal this river frontage family home will certainly impress those looking for that exclusive, secure and private resort style living option.

Completed in 2017 this property offers approx 54 sq of grand living spread over a 980sqm allotment boasting generous living/dining and entertaining options whilst overlooking 20m of river frontage.

Upon walking into this property you immediately get a sense of a space and warmth. The timber flooring thought-out the lower level complimenting the 10ft ceilings whilst taking full advantage of the Nerang River outlook.

In the heart of the home is a beautifully crafted stone kitchen complete with Miele appliances, two conventional ovens, induction cook top, marble splash backs and generous size butler's pantry.

The ground level also includes a generous size guest bedroom with its own ensuite, separate lounge/family areas, media room with raised seating, bathroom, gym/work shop plus the triple car accommodation and golf buggy garage.

On the upper level you will find a spacious lounge area with study/office provision which overlooks the void area to the lower level, the remaining three bedrooms, full bathroom facilities with separate amenities and the master bedroom suite complete with an absolute stunning ensuite and designer walk through robe.

Externally the property is a level above with its 11m swimming pool and 2.5m elevated spa both set within travertine stone surrounding overlooking two lawn areas of the home and out onto the Nerang River.

Some of the many extras the home has to offer are; durable steel frame, plantation shutters throughout, extensive use of Caesar stone, electric hot water, zoned ducted air conditioning and

**5 BED | 4 BATH | 3 CAR**

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

N/A

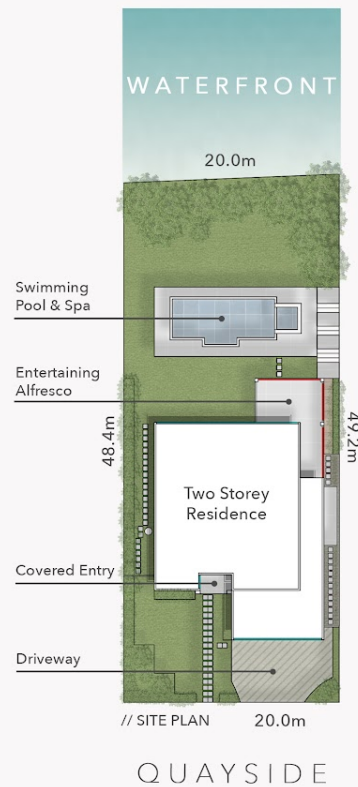
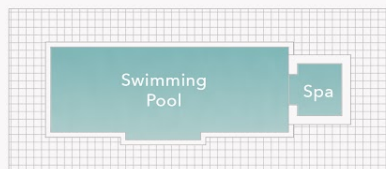


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4011 Quayside  
ROYAL PINES RESORT  
Block Size 970m²

**FLOOR AREA SIZES**  
Internal 462m²  
Alfresco & Entry 41m²  
Total 503m² or 54 Squares

**PROPERTY DETAILS**  
- 5 Bed + Study  
- 4 Bath  
- 3 Car + Buggy

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PLANS FOR  
PURPOSE

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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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