



# SOLD

## PRIVATE GARDEN VILLA - LOCATED WITHIN THE SECURE ROYAL PINES RESORT

### UNDER CONTRACT

Positioned within the Eastern (hotel side) of the famed Royal Pines resort, set amongst the manicured grounds within the South Shields precinct this 2-bedroom ,2-bathroom end garden villa certainly has plenty to offer.

Boasting easy access and surrounded by garden like parkland this property is certainly an opportunity that fills a gap in our marketplace from the choice of downsizing your home to thinking of apartment living.

The home boasts two bedrooms, two full bathrooms (plus powder room), good size kitchen, three separate living areas, internal laundry and functional kitchen area.

Plenty of options available to style your best living both internally and externally which I personally believe makes this villa a little special.

The upper level houses the two generous sized bedrooms both ensuited with the surprisingly generous master boasting a large balcony and spacious walk-in robe.

Once again, the vistas on offer of the garden setting are here to enjoy from these areas.

Being an end villa, the home has a lovely open feel with the surrounding courtyard, gardens and landscaping creating a very private and peaceful setting.

Unique to this property is the three external covered living and entertaining options with a small lawned area fully fenced and extremely private.

From entry at the rear of the property the South Shields own private pool, BBQ and entertaining area is there for you and your guest's all year-round use.

The property currently has a travelator installed internally which will stay in place when sold although if not required by the new owners quite easily removed.

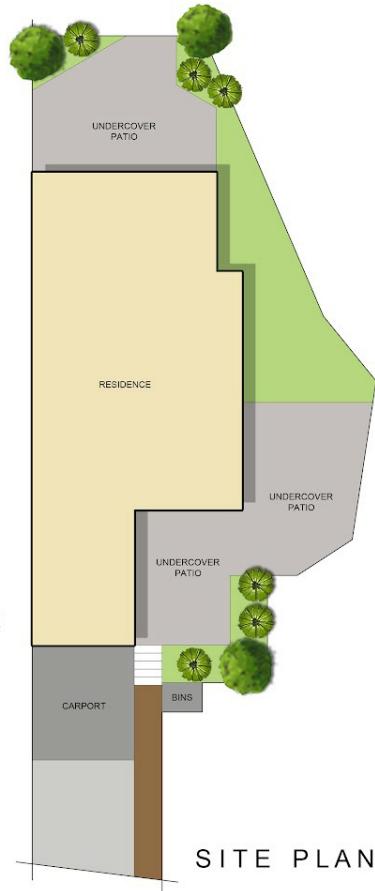
**2 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$710,000

**OPEN FOR INSPECTION:**  
N/A



**Neil Paton**  
**0419679155**  
[neilpaton@atrealty.com.au](mailto:neilpaton@atrealty.com.au)  
[www.atrealty.com.au](http://www.atrealty.com.au)



Residence Size...approx.149.2m<sup>2</sup>  
 Outdoor Areas ...approx.100.8m<sup>2</sup>  
 Land Size ....approx... 250m<sup>2</sup>

2120 South Shields Royal Pines

Neil Paton  
 0419 679 155

ROYAL PINES  
 PRESTIGE PROPERTIES

2 2 3

PI  
 Pro  
 Vision  
 Image

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.

Neil Paton  
 0419679155  
 neilpaton@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

@realty