



# FOR SALE

## SPECTACULAR LAKE AND GOLF COURSE VISTAS- 1197 SQ MTR ALLOTMENT -SECURE ROYAL PINES RESORT

UNDER CONTRACT

One of the best views on offer within our Resort -Breathtaking!!

Behind the secure gates of this famed Resort located within the eastern precinct, 1101 Spring Terraces stands proud on one of the largest south /easterly allotments we boast and put simply is stunning.

Designed over two levels (with the upper solely housing the huge master suite) the home and location was chosen by the developers to be the original display home for the resort and all that followed.

Nestled at the end of a small lane way, extremely peaceful and private with plenty of surrounding landscaped gardens and space with ample resident and visitor car accommodation.

The home offers numerous living options and a separation of areas and bedrooms allow for a wide choice to set up something really special moving forward to enjoy even further your lifestyle here within the resort.

The home has three separate living areas all central to the well designed and functional kitchen area and all take in the excellent golf course vistas the home offers.

The lower level houses the two good size bedrooms at the front of the home and then the massive 4th bedroom /rumpus room (ensuited) is located leading out onto the pool and outdoor entertaining.

Numerous external areas to enjoy throughout with the north facing private courtyard boasting a Vergola for year-round use.

Built to the highest of standards there is extensive use of marble and sandstone throughout and

4 BED | 3 BATH | 2 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



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**FIRST FLOOR PLAN**

**GROUND FLOOR PLAN**

**SITE PLAN**

Residence Size...approx.. 366.6m<sup>2</sup> including Garages  
 Outdoor Area ...approx.. 887 m<sup>2</sup> including Patios and Courtyards  
 Land Size ....approx... 1197m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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 All enquiries must be directed to the agent, vendor or party representing this floor plan.

**1101 Spring Terraces** Neil Paton 0419 679 155

ROYAL PINES PRESTIGE PROPERTIES

2 4 3

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.

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