



## FOR SALE

### GOLF FRONTAGE SPACIOUS RENOVATED VILLA-4 BED / POOL.

#### UNDER CONTRACT

A fantastic opportunity to purchase within the Eastern precinct of the famed Royal Pines resort this beautifully renovated villa on direct golf frontage.

Boasting its own private entry "lane" and surrounded by manicured parkland, this property is without doubt one of the better positioned villas within the Royal Pines estate.

These opportunities are becoming extremely rare and with this villa boasting amazing golf vistas located within a very tranquil lake /golf setting this offering will no doubt attract plenty of interest.

The home has undergone extensive renovations over the past couple of years with the kitchen and bathrooms all complete and the home is just ready to move into and enjoy.

Located over two levels (a single Auslift elevator has been installed into the property) the residence offers three separate living options plus covered North facing external areas for year-round entertainment and to cater to the largest of families.

The master bedroom is of a very generous size as is the master ensuite, walk in robe and a covered balcony is located off this bedroom that enjoys the magical vistas that are on offer.

The remaining two bedrooms are also located on the upper level of the home where the master is located (one which has lift access) and share a good-sized well-designed newly renovated bathroom.

The lower level on entry (European oak flooring) you are greeted with golf vistas looking through the curved glass walls of the sunken living areas that really creates a feel of space and light bringing into eye the outside golf/lake sanctuary. European oak flooring

The well-designed and extremely functional kitchen area is a treat complete with Bosch appliances throughout and again boasting great vistas and overlooking the pool area of the home.

4 BED | 3 BATH | 6 CAR

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

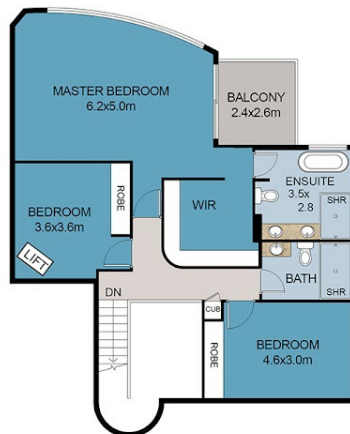
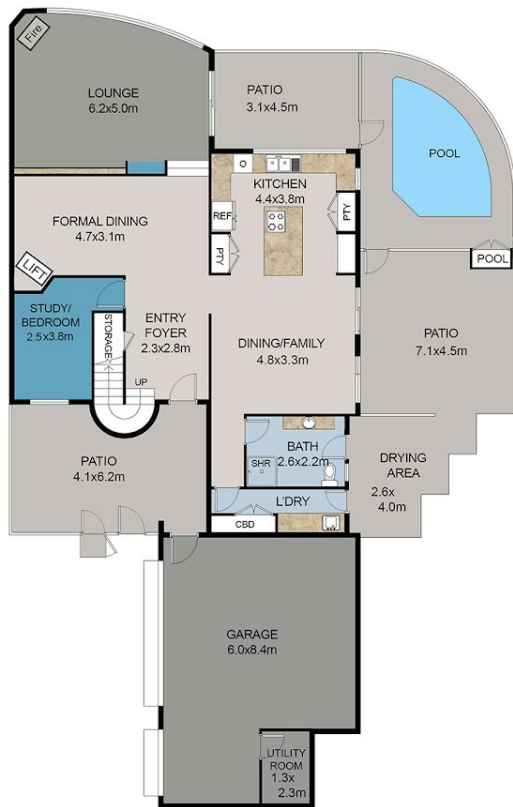
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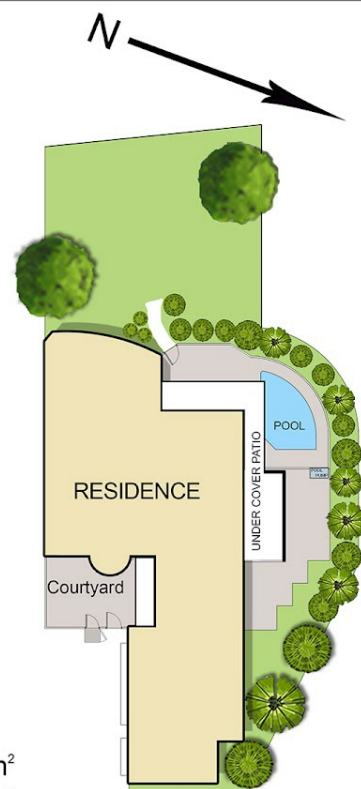


### SECOND FLOOR PLAN

Residence Size...approx... 294.9m<sup>2</sup>

Outdoor Areas ...approx... 164.9 m<sup>2</sup>

Land Size ....approx... 600m<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.

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2.5

4

3



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.