



FOR SALE

ELEVATED GARDEN VILLA- PRIVATE AND PEACEFUL LOCATION

UNDER CONTRACT

Rarely available and having the option of the 4th bedroom or office located on the lower level this one's a little unique in its offering.

The property is well presented, designed over two levels and boasts being in an extremely quiet and tranquil location within the Eastern precinct of the Royal Pines Resort.

On entering the home, the garden vistas and garden setting that it offers certainly assist in creating a feel of privacy and peacefulness.

The lower level boasts the choice of two covered external garden patios leading out onto a private landscaped area, separate large living and dining areas, spacious well-designed kitchen, laundry, and powder room.

The upper level houses a great sized (ensuited) master bedroom, walk in robe and private patio boasting a very pleasant garden outlook. Also, on this level you will find the generous sized second and third bedrooms and to service them the accompanying full bathroom.

Features include-

- *Three bedrooms-plus 4th or office
- *Three separate living/dining/family areas
- *Two external covered entertaining areas
- *Separate air cond/security system
- *Large Double car accommodation

Being part of the Badon Village precinct gives your exclusive use of the centrally located superb resort style pool/spa and bbq area for the use of the Badon Village residents.

This home is located within an award –winning five-star resort set on 500 acres of beautifully manicured gardens, Royal Pines Resort located a short drive away from the Gold Coast, close to the magnificent beaches of Surfers Paradise and the sub-tropical rain forests of the hinterland.

4 BED | 3 BATH | 2 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



Neil Paton

0419679155

neilpaton@atrealty.com.au

www.atrealty.com.au



GROUND FLOOR PLAN



UPPER FLOOR PLAN



SITE PLAN

Residence Size...approx... 195m²
 Outdoor Areasapprox... 32.8m² patios and balcony
TOTAL227.8 m²
 Land Sizeapprox...386m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
 Pro Vision Image gives no guarantee, warranty or representation as to the accuracy and layout.
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

6122 Badon Cct

Neil Paton
 0419 679 155



2 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.