



**SOLD**

## FREE STANDING 3 BED PLUS STUDY - ROYAL PINES RESORT

UNDER CONTRACT

Designed over two levels - modern and contemporary!!

A great opportunity to join a limited number of families that can call Royal Pines home and enjoy all that the resort has to offer.

A small number of Sunland built homes are found within the "The Boulevard residences" positioned along the main Boulevard within the 24hr security gated resort and so centrally located.

Located behind the gates within the prestigious Royal Pines Resort this free-standing home presents itself as new and will impress with its simplistic extremely functional design and the privacy that it has to offer.

With three separate living areas allowing it to cater to a wide spectrum of family needs, this two-level home boasts a tranquil and soothing garden setting.

The ground floor consists of a well-designed kitchen area which flows out into the formal dining precinct and then onto an external covered area. The home then continues through to a large, combined family/lounge room which overlooks the rear yard and garden area. Also, on this level you will find the guest powder room, laundry and the spacious double car garage.

A timber stairway leads you up to the upper level of the home where the main bedroom awaits complete with its own ensuite and walk in robe. Here is where the third of the good size living areas are found along with the study nook, second bathroom and the remaining two bedrooms.

If you are looking for a really well-designed compact free-standing home (276 sq mtrs) located within one of the Gold Coasts finest residential resorts, then an inspection of 10004 is highly recommended.

This home is located within an award –winning five-star resort set on 500 acres of beautifully

3 BED | 3 BATH | 2 CAR

PRICE:  
\$1,300,000

OPEN FOR INSPECTION:  
N/A



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