



# FOR SALE

## DIRECT GOLF COURSE RESIDENCE - EXTREMELY PRIVATE -RARE OPPORTUNITY!!

### UNDER CONTRACT

Be assured this property will now be sold.

Located within the Eastern precinct of the Royal Pines Resort this superbly positioned residence is found hidden at the end of a peaceful and quiet cul-de-sac.

The combination of the home being on the golf course itself and amongst the wide-open landscaped grounds of the South Shields precinct creates a lovely warmth and tranquillity that is hard to find.

The home offers both formal and informal living spaces that have been cleverly designed for the casual, yet practical, "Gold Coast" lifestyle and the numerous living options the home boasts is impressive, with most all enjoying the superb golf course views on offer.

The huge master bedroom suite complete with large balcony is located on the upper level which enjoys superb golf vistas and boasts a generous size walk through robe and adjoining ensuite. The spacious second bedroom on this level is complete with ensuite and walk-in robe.

On the ground level the guest bedroom (with separate entry) and the 4th bedroom/office is located for ease of living and separation from the remainder of the home.

Externally the large covered alfresco areas which overlook the pool, outdoor sauna and manicured grounds as well as out beyond the fairways of the Royal Pines championship golf course.

This position, layout and size of this property is certainly unique within the established and most sought-after Eastern precinct of Royal Pines.

Whilst there is a pool directly on the property itself, being part of the South Shields precinct there is also a centrally located resort style pool/spa and BBQ area for the exclusive use of the small number of South Shields residents (35 in total).

3 BED | 3 BATH | 2 CAR

PRICE:  
\$1795,000

OPEN FOR INSPECTION:  
N/A



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#### LEGEND

1. Driveway
2. Arbour'd Entryway
3. Covered Alfresco
4. Swimming Pool w/ Sauna



ROYAL PINES RESORT

211B South Shields

605m²

4 Bed + Study Nook

3 Bath

2 Car + Buggy

Internal 331m² | Alfresco & Balcony 57m² | Covered Arbour's 57m² | Total 490m² or 53 Squares

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.