

# FOR SALE

## ELEVATED VILLA 4 BED PLUS STUDY/MEDIA ROOM- ROYAL PINES RESORT

### UNDER CONTRACT

Boasting ground level ensuited Guest room-N/E aspect -Pool

With the sellers having purchased elsewhere be assured this family residence located within the secure gates of the Royal Pines resort will be sold.

Nestled along Vista Drive, this stunning 4-bedroom, 4-bathroom residence offers the perfect blend of comfort and style. With its spacious open floor plan and modern amenities, this home is ideal for families and entertaining.

The ground floor offers a good size functional kitchen and overlooks the spacious and connected living/dining areas which leads out to one of the external entertaining areas as well as the heated pool.

Also, on this level there is an ensuited guest bedroom which is a rare find within our estate in this category of residence. The sizable laundry, double car accommodation and another separate external north facing covered area complete the lower level.

The upper level houses the master bedroom complete with ensuite, walk-in robe and large balcony, the remaining two spacious bedrooms and the full sperate bathroom. There is also a tv/rumpus area central to this level.

Overall, a low maintenance property ideal for families and I have no doubt will appeal to a wide audience looking to call Royal Pines home.

A great opportunity to secure this family villa to ensure your holding here within one of the Gold Coasts most sort after security gated residential estates.

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

4 BED | 4 BATH | 2 CAR

### PRICE:

Contact agent

### OPEN FOR INSPECTION:

N/A



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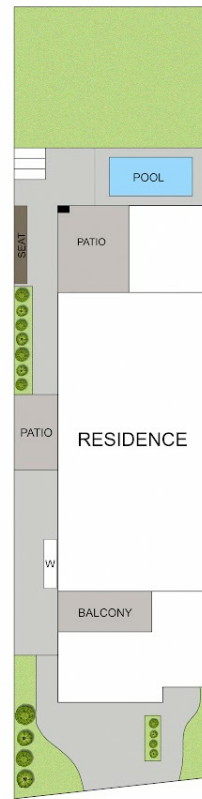
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FIRST FLOOR



SECOND FLOOR



Residence Size...approx. 305.3m<sup>2</sup> incl Garage  
 Outdoor Areas...approx. 59.2m<sup>2</sup> incl Patios and Balconies  
 Land Size...approx. 443m<sup>2</sup>

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.

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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.