

# FOR SALE

## ONE LEVEL EXECUTIVE FAMILY RESIDENCE - 4 BEDROOMS/OFFICE/MEDIA ROOM

UNDER CONTRACT

Exclusive Riverside Living at Royal Pines Resort – A Rare Opportunity!

Tucked away behind the security gates of the prestigious Royal Pines Resort, this one-of-a-kind residence is situated at the end of a quiet cul-de-sac and offers a lifestyle like no other. Adjacent to scenic parkland and surrounded by some of the resort's most luxurious homes, this expansive 455 sqm property presents an exceptional opportunity in one of the largest allotments within the Resort.

Key Features Include:

- Spacious One-Level Design: A striking modern layout designed with family living in mind.
- Master Suite: A generous bedroom with a walk-in robe, luxurious ensuite, and private balcony overlooking the pool.
- Three Large Ensuite Bedrooms: Each offering ample space and comfort for family or guests.
- Gourmet Kitchen: Complete with a walk-in pantry, seamlessly connecting to the open-plan living, dining, and family areas.
- Entertainer's Dream: A vast internal/external entertaining room with its own full kitchen, perfect for hosting gatherings, and a view of the pool and gardens.
- Additional Spaces: A multipurpose/theatre room and an office, both offering plenty of space to suit your needs.

Located within the award-winning Royal Pines Resort, this home is more than just a place to live—it's a gateway to a world-class lifestyle. Spanning 500 acres, the resort is home to:

- An acclaimed 27-hole golf course (former home of the Men's Australian PGA Championship and Australian Ladies Masters)
- Five tennis courts
- A fully-equipped gym
- Resort Spa & Café

With 24/7 security in a gated estate, this is the ultimate address for both relaxation and recreation. Whether you're an international buyer (approved under the FIRB scheme) or a local looking to elevate your lifestyle, this home offers unmatched value.

Contact Neil Paton, Royal Pines Prestige Properties, for more information. As a proud 20-year resident, Neil offers unmatched expertise in the Royal Pines community.

4 BED | 6 BATH | 2 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A

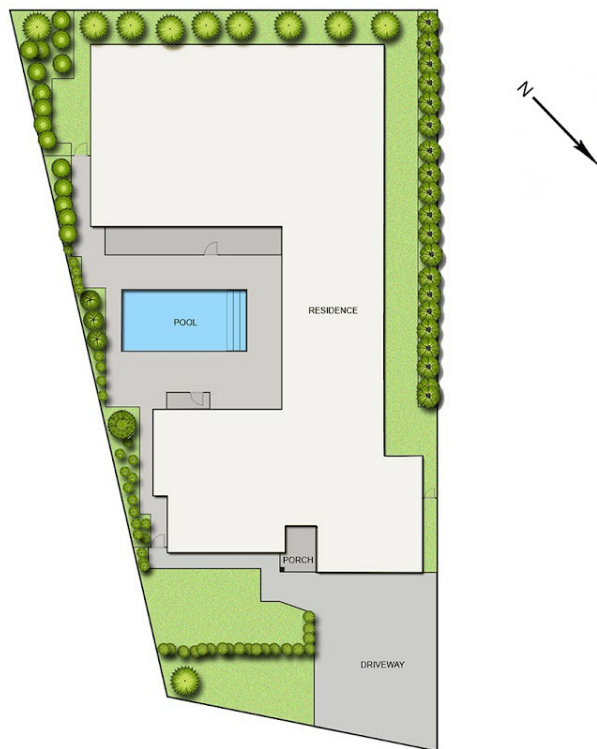


**Neil Paton**

**0419679155**

neilpaton@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



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.