



# FOR SALE

## UNDER CONTRACT!!

Elevated and offering what I believe to be one of our estates best golf course outlooks this one level executive family residence will impress from the moment you first arrive.

With its striking modern and elegant design you know you are in for something special when you see the driveway disappear down into the five car basement car park.

Cleverly designed over the one level this four bedroom home (two ensuited) also offers a good size office, theatre room and combined living/dining areas which enjoy the superb golf vistas on offer.

The kitchen is a delight fitted out with industry style sink and tapware has a built in coffee machine, integrated fridge, freezer and dishwasher and generous storage throughout

Plenty of other extras like C-BUS smart wiring, central sound system, underfloor heating in bathroom, home security system, electric windows/curtains in master, infinity pool gas heated complete with swimming jets, full air conditioning, separate steam room, water tank, timber flooring and of course the 5 car fully tiled basement car park with its own storage area and plenty of other space to utilise for a gym/workshop etc.

The large covered outdoor entertaining area overlooks the pool and out beyond the immaculately mowed fairways of the Royal Pines golf course

A really impressive home that is a rare one level design on the golf course here at Royal Pines and I encourage you to contact myself to organise a private viewing of this property as I know you will be suitably impressed.

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 heart of the Gold Coast, close to the magnificent beaches of Surfers Paradise and the sub-tropical rain forests of the hinterland.

As one of the largest resorts in Queensland, Royal Pines Resort offers an unparalleled choice of accommodation, 27 holes composite golf course combination (home of the former Australian Ladies Masters and now to the Men's Australian PGA Championship), five tennis courts, a fully

4 BED | 3 BATH | 5 CAR

PRICE:  
\$1,595,000

OPEN FOR INSPECTION:  
N/A



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