

# 10007 The Boulevarde, Benowa, Qld 4217



## House For Sale

Tuesday, 23 January 2024

10007 The Boulevarde, Benowa, Qld 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 381 m2**

**Type: House**



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## Contact Agent

Recent renovations have maximised the turn-key appeal of this modern double-storey home within the prestigious gated estate of Royal Pines Resort. The home sits atop a low-maintenance and beautifully landscaped block within a tight-knit community, where residents benefit from a peaceful and secure way of life. In the light-filled entryway, generous glazing complements the soaring 5.6m\* ceiling for a striking welcome to the home. Fresh internal and external paintwork, plush wool carpets and statement wallpaper are just some of the quality upgrades a new owner can enjoy. Dedicated to rest and relaxation, the upper level plays host to three deluxe bedrooms and a spacious family room. An open-tread timber staircase connects it to the ground level, where a free-flowing floor plan facilitates seamless indoor-outdoor entertaining. The shared kitchen and dining area opens onto a well-appointed deck where you can treat guests to home-made pizza from the wood-fired oven. Meanwhile, timber-look floors and a fireplace lend a cosy ambience to the lounge, which flows to an outdoor living area and three-hole putting green. Royal Pines Resort offers roaming security, FIRB approval and front-row access to resort-level amenities including tennis courts, restaurants, cafes, gymnasium and day spa. Located in a central suburb, it sits within proximity of patrolled beaches and key conveniences.

**The Highlights:**

- Modern double-storey home in Royal Pines Resort
- Peaceful and secure gated community with 24-hour roaming security and FIRB approval
- Central suburb within proximity of beaches, lifestyle precincts, highly regarded schools and more
- Front-row access to Royal Pines Championship Golf Course and RACV resort facilities, which include restaurants, cafes, tennis courts, gym and day spa
- Covered outdoor living area overlooking three-hole putting green
- Outdoor entertaining deck with wood-fired pizza oven and gas Heatlie BBQ
- Recent internal and external renovations have added value to the property
- Upgrades include remodelling of lounge, bathrooms and laundry; new wool carpets, wallpaper and decking imported from the United Kingdom; freshly painted inside and out
- Free-flowing floor plan full of natural light; plantation shutters and expansive glazing throughout
- Grand entryway with 5.6m\*-high ceiling
- Open-tread timber staircase with glass balustrade
- Living area features wide plank engineered timber flooring, fireplace encased in limestone and access to outdoor living area
- Open kitchen and dining area flowing to entertaining deck
- Kitchen has Miele appliances including oven, four-burner gas cooktop, rangehood and integrated dishwasher; double sink; island with storage and seating; thick granite benchtops and mirrored splashback
- Master bedroom has walk-in robe and ensuite with dual vanity, free-standing bath, large shower and backlit mirrors
- Two generous and light-filled guest bedrooms with built-in robes
- Upper level has spacious family room and separate office space
- Master ensuite, upper-level main bathroom and additional ground-level powder room all feature wallpaper, Rogerseller tapware; three Vitra toilets throughout
- Functional laundry with plenty of storage and shelving
- Double garage with epoxy flooring
- Bosch alarm system; Oricom intercom
- LG ducted and zoned air conditioning and heating throughout
- Solar power system

Royal Pines Resort is a prestigious gated community, where residents benefit from peace, security and proximity to key amenities. Nearby is RACV resort and its five-star facilities, which include restaurants, cafes, tennis courts, gym and day spa. A short buggy ride will take you to Royal Pines Championship Golf Course, while a 3km drive will see you exploring Gold Coast Regional Botanic Gardens. Convenient shopping and dining options await at Benowa Gardens and Benowa Village, while the bustling lifestyle precincts of Surfers Paradise and Broadbeach are within 10km. Families will appreciate proximity to leading schools, with Emmanuel College, The Southport School and St Hilda's School all nearby. Secure a modern entertainer in the peaceful and prestigious Royal Pines Resort - contact Marco De Vincentiis 0433 112 260.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.