

**2/5018 Riverwood Grove, Benowa, Qld 4217**



**Duplex/Semi-detached For Sale**

Sunday, 23 June 2024

2/5018 Riverwood Grove, Benowa, Qld 4217

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 261 m2**

**Type:**

**Duplex/Semi-detached**



Marco De Vincentiis  
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Ryan Ward  
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## Auction

Serenity, space and sophistication – it's all waiting for you with this light-filled villa in the prestigious Royal Pines precinct. Spanning two levels on a private and leafy 792m<sup>2</sup> block, a stunning Hampton's kitchen rests at its heart, complemented by a butler's pantry. Adjoining the open plan living and dining area, this social hub fosters easy entertaining. From lingering conversations around the stone island bench, to alfresco-style feasts on the covered terrace or nightcaps by the firepit, look forward to making magical memories with loved ones here. Freshly repainted internally, the 261m<sup>2</sup> floorplan also includes four bedrooms, three bathrooms and a second living area. Upstairs, the master suite is a testament to style and comfort, with a walk-in robe, ensuite, and re-tiled balcony. Two additional bedrooms with built-in robes are serviced by an elegant main bathroom, while the ground floor hosts the remaining bedroom and bathroom adorned with full-height tiling. Tranquillity continues in the exclusive use outdoor areas, where tropical palms fringe the solar-heated pool, and a sun deck channels distinct holiday vibes. Beyond here, festoon lighting adds to the resort-style ambience, illuminating sprawling open green spaces for kids and pets to play. Towering gum trees also border the supersized, newly landscaped backyard, creating a canopy of privacy. The Highlights: - Sophisticated, spacious and serene villa in the prestigious Royal Pines precinct - Rests on a private and leafy 792m<sup>2</sup> block - Spans 261m<sup>2</sup> across two light-filled levels - Stunning Hampton's style kitchen with stone benches, shaker-profile cabinetry, subway tile splashback, 6 burner gas cooktop and electric oven - Butler's pantry with sink, storage and dishwasher - Open plan kitchen, living and dining area enjoys a seamless connection to the outdoors - Second living area upstairs, illuminated by a skylight and with built-in storage - Spacious and stylish master suite with walk-in robe, ensuite and private, re-tiled balcony - Two bedrooms with built-in robes, serviced by an elegant main bathroom - Ground floor includes a bedroom with built-in robe and bathroom with full-height tiling - Expansive alfresco entertaining terrace with ceiling fan - Solar-heated pool with water feature and decking, fringed by four tropical palms - Exclusive use, supersized and newly landscaped backyard bordered by towering gum trees, includes a fire pit area with stone seating, festoon lighting - Double garage with high clearance, storage and new epoxy flooring - Laundry with ample storage - Security screens, plantation shutters, keyless entry and 6.2kW solar - Ducted air-conditioning and Vacu-Maid - Freshly repainted internally, with updated doors, robes, power points and light switches - The footprint of the residence together with the exclusive use area allocated to the lot comprise a total area of 792m<sup>2</sup>\* Situated in a peaceful cul-de-sac and within the gated Royal Pines estate, this location is secure, serene and central. Stroll to Benowa Village shops, cafes and services, take on the greens of a Top 100 Australian golf course or sample the 5-star RACV resort facilities, including its award-winning restaurants, day spa, gymnasium, children's water park and more. Residents also enjoy 24/7 security and the blessing of a "lock and leave" lifestyle, with esteemed schools, Trinity Lutheran College and Emmanuel College close by too. FIRB approved, the estate is also close to some of the Gold Coast's finest sporting amenities, including People First Stadium. Paradise is calling. Contact Marco De Vincentiis on 0433 112 260 or Ryan Ward on 0405 309 359 and live the dream today. Outgoings: Council Rates: \$2208.40 per annum approximately Body Corporate Fees: \$4338.52 per annum approximately Rental Appraisal: \$1,400 - \$1,600 per week approximately Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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.