



20 The Boulevard, Benowa

## Exquisite 4-Bedroom Luxury Residence at The Concourse, Royal Pines Resort, Benowa

Nestled within the prestigious enclave of The Concourse in Royal Pines Resort, this two-story architectural masterpiece presents an unparalleled blend of elegance and sophistication. Boasting a prime location overlooking the pristine golf course, this residence offers a lifestyle of opulence and tranquility.

### ? Key Features:

- 4 Bedrooms: 2 with ensuites & walk-in robes.
- 3 Bathrooms: Including the 2 ensuites.
- Open plan kitchen/living/lounge area.
- Upstairs open-lounge/media area.
- Separate laundry.
- Indoor/outdoor BBQ entertaining area - perfect for entertaining all season weathers.
- Ducted air-conditioning.
- Solar.

- 4 Bedrooms:

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4 3 2

**FOR SALE**  
CONTACT AGENT

**VIEW**  
Sat 23rd May @ 11:00AM - 11:30AM

**AGENTS**  
Melody Hu  
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mhu@ljhg.com.au

Debbie Taylor  
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**AGENCY**  
LJ Hooker Nerang  
(07) 5581 4422

**LJ Hooker**

Main Master Bedroom on the ground level with a generous walk-in robe and luxurious ensuite.

Second Master Bedroom upstairs featuring an ensuite and a spacious walk-in robe, with stunning views overlooking the lush golf course.

- Grand Living Spaces:

Expansive open-plan living and dining areas with seamless flow, perfect for entertaining guests or enjoying family gatherings. Gourmet kitchen equipped with top-of-the-line appliances, ample storage, and a stylish breakfast bar.

- Outdoor Oasis:

Private outdoor terrace, ideal for al fresco dining and relaxation. Immerse yourself in the serene ambiance of the golf course surroundings.

- Lavish Bathrooms:

Elegant bathrooms with modern fixtures and finishes, providing a spa-like experience.

- Double Garage:

Secure parking for two vehicles in the double garage.

- Resort Lifestyle:

Access to the world-class amenities of Royal Pines Resort, including championship golf courses, a luxurious spa, and exquisite dining options.

- Prime Location:

Situated within The Concourse, known for its exclusivity and prestige. Convenient access to shopping, dining, schools, and cultural attractions.

Many residents enjoy walking to the popular coffee shop situated within the resort.

- Security and Privacy:

Enjoy the peace of mind that comes with living in a secure, gated community.

- This luxurious 4-bedroom residence at The Concourse, Royal Pines Resort, offers a rare opportunity to experience the epitome of modern living in a serene and prestigious environment.

Don't miss the chance to make this exceptional property your new home. Schedule a private viewing today!

Council Rates: Approx. \$ 1,150 bi-annually

Water Rates: Approx. \$ 240 pq

Bodycorp: Approx. \$ 82 pw

For inquiries and appointments, please contact [Your Name] at [Your Contact Information].

Disclaimer: Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and MBW 88 Pty Limited by third parties. We have obtained

this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website. Melody Hu is an employee of MBW 88 Pty Limited.

## MORE DETAILS

Property ID	5J0NF41
Property Type	House
Land Area	610 m2
Including	Ducted Cooling

### Melody Hu 0431 189 305

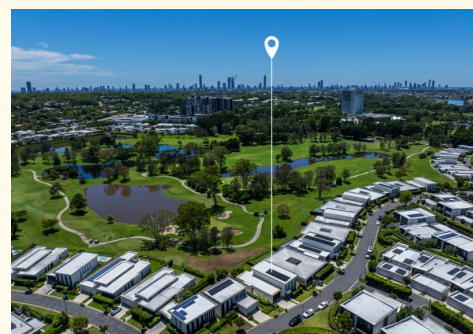
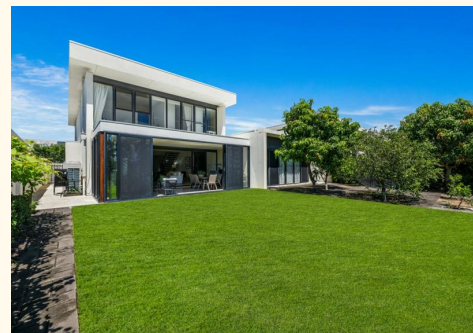
Sales Specialist to Felix Jing Independent Contractor |  
mhu@ljhgc.com.au

### Debbie Taylor 0400 086 228

Sales Specialist | dtaylor@ljhgc.com.au

### LJ Hooker Nerang (07) 5581 4422

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Internal Residence Area: 330m<sup>2</sup> | External Area: 24m<sup>2</sup> | Total Area: 354m<sup>2</sup>

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Melody Hu | 04311 89 305



ASH CHYNOWETH  
PHOTOGRAPHY

All measurements are approximate and for illustrative purposes only. This floorplan is to be considered a general guide only. Interested parties should rely on their own enquiries. Floorplan provided by [www.AshChynowethPhotography.com](http://www.AshChynowethPhotography.com)

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