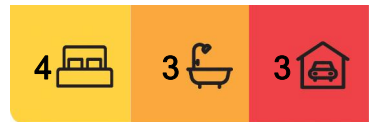


## Benowa, 2005 The Boulevard

### Exquisite 4-Bedroom Oasis in Royal Pines Resort



Welcome to Your Dream Home in the Heart of Benowa's Premier Gated Community!

Discover luxury and elegance in this stunning single-level residence, perfectly positioned on a generous 698m<sup>2</sup> block within the prestigious Royal Pines Resort.

This home is a rare gem, offering a harmonious blend of modern sophistication and serene living.

Principal Features:

- \* 4 Generous Bedrooms: Each designed for comfort and style.
- \* Dedicated Study: Ideal for a home office, reading nook, or creative space.
- \* 2.5 Contemporary Bathrooms: Including a luxurious master ensuite, plus a powder room.
- \* Sleek, Modern Kitchen: A culinary haven with top-of-the-line appliances.
- \* Expansive Open-Plan Living: Flowing seamlessly from one area to the next.

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/5G18F41](http://ljhooker.com.au/5G18F41)

**Contact**  
**Melody Hu**  
0431 189 305  
mhu@ljhgc.com.au  
**Debbie Taylor**  
0400 086 228  
dtaylor@ljhgc.com.au



**LJ Hooker Nerang**  
**(07) 5581 4422**

**Disclaimer:** 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.

\* Breathtaking Golf Course Views: Enjoy the serene beauty of the manicured greens right from your living area and backyard.

\* Triple Car Garage: Secure, spacious, and versatile, offering ample room for vehicles and additional storage.

\* Nestled within the tranquil and secure Royal Pines Resort, this property offers an unparalleled lifestyle with access to world-class amenities.

\* 13kw Solar Power Supply

\* Ducted Air-Conditioning

\* Ample Driveway Parking

\* Convenient Laundry: Designed for functionality, with ample storage and outdoor access.

\* Generous storage throughout

\* Council Rates Annually approx.: \$2,100

\* Water Rates Quarterly approx: \$ 599

\* Bodycorp Fees:

incl' 9.09% discount approx: \$74pw

\* Rental Appraisal: \$1,300 - \$1,400pw

\* FIRB Approved Resort

Seize this rare opportunity to own a piece of paradise in one of Benowa's most exclusive communities.

Distances to:

\* Benowa High School: 7 mins drive

\* Trinity College: 6 mins

\* Benowa Village Shopping: 2 mins (10 minute walk)

\* Pacific Fair: 17 mins

\* M1 Highway: 10 mins

\* Nearest Train Station: 8 mins

\* Carrara Sports Stadium: 8 mins

\* Surfers Paradise Beach: 15 mins

\* Broadbeach: 17 mins

Contact us today to arrange a private viewing and step into the life of luxury you deserve!

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.



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## More About this Property

<b>Property ID</b>	5G18F41
<b>Property Type</b>	House
<b>Land Area</b>	698 m2

### Melody Hu 0431 189 305

Sales Specialist to Felix Jing Independent Contractor | [mhu@ljhgc.com.au](mailto:mhu@ljhgc.com.au)

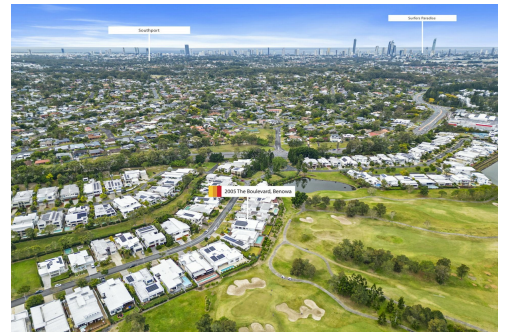
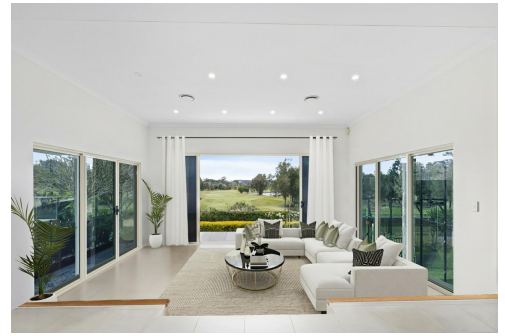
### Debbie Taylor 0400 086 228

Sales Specialist | [dtaylor@ljhgc.com.au](mailto:dtaylor@ljhgc.com.au)

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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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