

**120 Lyon Drive, New Beith, Qld 4124**

**crafted**  
property

**Acreage For Sale**

Wednesday, 20 March 2024

120 Lyon Drive, New Beith, Qld 4124

**Bedrooms: 9**

**Bathrooms: 4**

**Parkings: 7**

**Area: 8000 m2**

**Type: Acreage**



**PHILIP RESNIKOFF**  
0738002888



**ULISES VASQUEZ**  
0418884861

## MUST-SEE Grand Design!

acreage life 🏡 | Sprawling BIG Renovated Luxury Family Home on Flat, North-Facing 8,000m<sup>2</sup> with Pool + Dam + Impressive Sheds! Situated in a quiet and rural-feeling pocket of New Beith's 'Teviot Downs' enclave, this sprawling family home with impressive acreage amenities on 2 acres presents the ultimate lifestyle for the big/dual family - good luck replicating this elsewhere! The entry is framed perfectly with dual remote entry gates and a welcoming u-shaped bitumen driveway for a hotel-like experience at home. The brick home's timeless facade provides a welcoming first impression with huge front door ushering you inside. Spread across two wings you will find nine spacious light-filled bedrooms in addition to a variety of living/multi-purpose spaces. This home truly must be inspected to be appreciated as the functional family-firefly floorplan is so incredibly versatile. The huge kitchen serves as the heart of the home with dominating stone waterfall island bench and plethora of cupboard space including walk-in pantry. Boasting two ovens and an outlook over the entire property, cooking here is a breeze! The home opens effortlessly onto the stunning covered outdoor entertaining area complete with outdoor kitchen and rangehood. Benefiting from views out over the in-ground swimming pool and sprawling yard beyond, this is the ultimate family entertainer. Outside, you will also find two huge sheds for those with plenty of vehicles or extra toys. Do not miss this incredible opportunity to secure a one-of-a-kind Custom John Butler designed family homestead with an incomprehensible replacement value!

**HOME FEATURES:**

- Bedroom: 8 x Spacious Rooms + Built-in Wardrobes + Ceiling Fans + Split-System A/C
- Study/Office \*Potential 9th Bedroom
- Master Suite: Spacious Room with Dual External Access + Ensuite with Oversized Shower and Double Vanities + Walk-in Wardrobe with Custom Cabinetry + Ceiling Fan + Split-System A/C
- Bathroom: 2 x Main Bathrooms + Separate Toilet + Guest Ensuite + Master Ensuite + Separate Laundry
- Kitchen: HUGE Central Modern Kitchen with Stone Waterfall Island Bench + Stone Benchtops + Freestanding Gas Stovetop/Electric Oven + Exhaust + Additional Electric Oven + Built-in Microwave + Dishwasher + Plentiful Bench/Cupboard Space with Built-in Wine Racks + Walk-in Pantry
- Living (a): Family Area Combining Kitchen + Meals
- Living (b): Combined Formal Lounge + Dining with Fireplace
- Living (c): Media Room

**Home Features:** Ceiling Fans + Split-System A/C + Wood-Burning Fireplace + 4kW Solar System + Solar Hot Water

**OUTDOOR FEATURES:**

- Outside area: Full-Length Rear Verandah with Stunning Covered Extra-Height Outdoor Entertaining Area with Ceiling Fans and Outdoor Kitchen Overlooking Yard + Pool
- Pool: Sparkling In-Ground Chlorinated Swimming Pool
- Car Space: Double Carport
- Shed (a): 12m x 6m Three Bay Shed with Mezzanine Floor + Single Phase Power
- Shed (b): 6m x 3m Two Bay Shed

**Outside Features:** Fully Fenced with Side Access + Feature Front Fence with Dual Electric Remote Gates + Bitumen Driveway with U-Shape Drive Around/Through + Landscaped Gardens + Dam

**IN-ROOM AUCTION EVENT:**

- Time: 3:00pm Registrations - 3:30pm Start
- Location: The Coffee Club Browns Plains Village Square (Behind Bunnings Warehouse)
- Address: 18 Commerce Drive, Browns Plains QLD 4118

\*Buyers Request: Building and Pest Report + REIQ Contract + Title Search

\*Note: The outline shown on the aerial photos is for illustrative purposes only and is intended as a guide to the property boundary. We cannot guarantee its accuracy and interested parties should rely on their own enquiries. Also, the measurements are approximate and any potential suggestions have not been investigated with council and interested parties should rely on their own enquiries. The sellers Building and Pest Report can be accessed for review for review however this should not be relied upon and interested parties should rely on their own enquiries. (STCA - Subject To Council Approval)