

257 Moons Lane, Brookfield, Qld 4069



Sold House

Friday, 20 October 2023

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Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 4 m2

Type: House



Rachael Spinks

\$6,000,000

Approaching via the long, gently winding private driveway, your senses will be captivated by the spectacular elevation, breathtaking views, and the picturesque landscape of rolling green hills and iconic jacaranda and hoop pine trees. The name 'Cefn Bryn' is Welsh for "Back of the Hill". As the name suggests, this residence commands stunning vistas from its hilltop position overlooking all of Brookfield and beyond to the city skyline. Residing on 11 acres of sprawling land, the elegant provincial style home enjoys a perfect north-east orientation. Surrounded by the beauty of nature, and completely uninhibited by neighbours, 'Cefn Bryn' offers a peaceful retreat from the hectic pace of city living. Further along the drive, ornate gates will herald your arrival and swing open to reveal the heart of the home; the European-inspired central courtyard. Adorned with four fountains and jasmine topiaries, the courtyard not only serves to welcome all with a symphony of gently trickling water and the sweet perfume of jasmine, but it is also purposefully designed to invite natural light and breezes into every room of this gracious home. Originally designed by renowned architect Geoffrey Pie, the home is constructed with hand-washed bricks recovered from the old QUT building, and showcases oversized windows and doors also reclaimed from Brisbane's historical landmarks. More recently, the current owners have undertaken their own meticulous renovation and extension process. The result is a home which harmoniously blends historical charm with modern elegance and a highly functional floor plan for contemporary family living. The requirement for both separation of living and opportunity for social togetherness, has been well considered in the layout of this home, with distinct wings catering to specific family demands.

Casual Living and Entertaining Wing Undoubtedly one of the most exceptional features is the all-season, indoor-outdoor entertaining room. Fitted with banks of large bifold doors, the room can be completely opened on all sides, and large gatherings can spill out to the lawn. Boasting a perfect north-east orientation, this space offers panoramic views of majestic trees and all of nature's beauty, and beyond to the city skyline. It also serves as an ideal vantage point for observing stunning sunrises and the charming wildlife such as deer and wallabies on the expansive lawns. Come nightfall, it becomes a magical spot to witness the twinkling city lights and dazzling fireworks. Depending on the conditions, it can be just as easily closed off entirely from the elements, while still preserving the stunning views. The indoor-outdoor room is adjoined by the provincial-style kitchen. Designed by Wyer and Craw, it features hand-painted shaker cabinetry, and honed granite benchtops, and showcases a full complement of European appliances. The kitchen is supported by a large butler's pantry with additional sink, fridge, and abundant storage. It also accommodates a computer station/office space with gorgeous view out to the grounds. Completing the casual living wing of the home is the large family room and casual meals area. With an open fireplace as the focal point of the room, it is a cosy gathering place in winter. In summer, it transforms to a light, bright and breezy space, opening out to the large, sunlit formal swimming pool on the northern side and the central courtyard to the other.

Formal Entertaining Wing The formal entertaining wing exudes elegance, offering refined spaces for intimate dinner parties and gatherings. It comprises formal dining room with easy access to the butler's pantry, formal lounge room with open fireplace and a unique sitting room, which was originally designed to reflect an old-world "smoke room." Each room opens in two directions, one to the stunning views of the grounds, and the other to the tranquil, central courtyard. This design affords abundant natural light and breeze and a connectivity to the surrounding beauty.

Master Bedroom Wing The generous master bedroom incorporates floor-to-ceiling built-in-robos, and an ensuite reflecting understated elegance with travertine tiles, generous soaking tub, separate shower and toilet and substantial storage. It is adjoined by a large, versatile room, ideal as a dressing room, nursery, study or sitting room. With good separation from the other bedrooms, and a delightful outdoor shower in a private courtyard, the master wing is a peaceful retreat.

Kids Bedroom Wing This wing for younger children provides a nurturing environment with twin bedrooms boasting big windows and access to a shared family bathroom featuring limestone tiles. It could also be set up for a single child as a bedroom and adjoining study or sitting room.

Guest Wing Welcoming guests with the comfort of privacy, the guest room showcases a spacious bedroom with ensuite, built-in-wardrobes, study and sitting areas, along with access to two private courtyards. Guests will also love the freedom to come and go, with this wing enjoying its own separate entrance. Alternatively, this space would function very well as a home office.

Teenager's Wing with Recreation Room Finally, there is a wing reserved for the older kids/teenagers, featuring two generously proportioned bedrooms with a 2-way ensuite positioned between the bedrooms. The ensuite features floor-to-ceiling limestone tiles, a large vanity designed for two, and a walk-in-shower with two shower heads. Even the walk-in-robe is designed for two and is accessible from each bedroom. When the teenager's need their own break-out space to entertain friends, a large recreation room is

conveniently located in this wing. It's a flexible space which will adapt with your children as they grow, ideal for use as a playroom for younger kids, or as a media/gaming room, or billiard room for the big kids. Outdoor Facilities It is perhaps the exceptional outdoor facilities that truly elevates 'Cefn Bryn' to the status of ultimate lifestyle property. Creating a perfect arrangement for hosting laid back gatherings with family and friends, an alfresco outdoor entertaining area, with BBQ and a pizza oven, connects seamlessly to both the pool and the kitchen. For those who prefer something a little more competitive, trade swimming for a competitive game of tennis. To the rear of the property lies a floodlit championship tennis court featuring a synthetic surface. Strategically positioned away from the residence, here family and friends can indulge in lively matches that can extend into the night, without disturbing the household. Afterwards, enjoy relaxing in the nearby rustic-style BBQ area with "bush kitchen" and neighbouring firepit. Set against the magnificent backdrop of Mt Elfinstone, this area takes in 360-degree views of the entire ridgetop. Perfect for teenager's and young adult parties, it provides a separated retreat from the main house and not a neighbour near by. Families who enjoy equestrian pursuits will appreciate the large stables on this 11-acre property. If horses are not your passion, these stables have been designed to serve as a vast storage shed for yard equipment and tools or as the ultimate workshop for those who love a project.

Connection to City Amenities Despite its idyllic country setting, 'Cefn Bryn' remains remarkably connected. It is a mere seven-minute drive to the convenience of the Kenmore shopping village and only a five-minute drive to the Brookfield General Store and Brookfield State School. Outstanding public and private schools including BBC, St. Aidans, and Indooroopilly High School are within 20 minutes. Surprisingly, the tranquillity of this country escape is just a 25-minute journey from the bustling heart of the Brisbane CBD. 'Cefn Bryn' is not just a gracious family residence; it's an invitation to embrace the beauty of nature, unwind in absolute privacy and savour the serenity of a country lifestyle. Here your family can live large without the restrictions of a suburban sized block or the constraints of neighbours. With its captivating design and proximity to both nature and urban conveniences, this home affords the freedom of the ultimate rural-residential lifestyle.

Features: 11 Acres of Elevated, Landscaped Grounds Architect Designed Single Level Family Home European-Inspired Central Courtyard Floodlit Championship Tennis Court Formal Swimming Pool Stables/Storage Shed/Workshop Multiple Indoor & Outdoor Entertaining Areas Bush Kitchen & Firepit Ducted Airconditioning & Split Systems Laundry/Mudroom Tank Water, Bore & Irrigation System 2 Fireplaces & Generator 4 Car Accommodation & Additional Parking Bays Majestic Trees including Jacaranda, Poinciana, Hoop Pine, Fruit Trees & Herb Garden Approximately 16km to Brisbane CBD, 9km to Westfield Indooroopilly, 5km to Kenmore Village Shopping Centre 5 Minute Drive to Brookfield Pony Club & Brookfield State School & 20 Minutes to BBC, St Aidan's & Indooroopilly State School

Disclaimer: This property is being sold by best offers and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.