

# 40 Blue Heeler Drive, New Beith, Qld 4124



## Acreage For Sale

Wednesday, 18 October 2023

40 Blue Heeler Drive, New Beith, Qld 4124

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 4205 m2

Type: Acreage



PHILIP RESNIKOFF



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## Sprawling Family Home - Buy Now!

acreage life 🏡 | HUGE Steel Frame Dixon-built Family Home with Impressive Floorplan on Sprawling 4,205m<sup>2</sup> Corner Allotment + Shed! This absolutely breathtaking Dixon-built home is situated on an elevated corner allotment in one of New Beith's finest pockets. Boasting multiple distinct living areas and six spacious bedrooms this is the ultimate acreage home for the growing family. The entire acre is manicured with low maintenance gardens and plenty of room for the kids to roam. Inside, the kitchen serves as the heart of the home, opening up onto the open plan family area combining living and meals. This area spills out onto two separate outdoor patios making this the ultimate entertainer. Both covered you will be spending plenty of time overlooking your very own slice of paradise. With enviable views and pleasant breezes you will be comfortable year-round. Constructed of a steel frame with luxury finishes throughout there is plenty of peace of mind here too. Outside, you will also find the great sized shed for those with toys or extra vehicles to accommodate. Do not miss out on this opportunity to secure a stunning property in one of QLD's finest acreage estates!

**HOME FEATURES:** (Built by Dixon Homes) • Bedroom: 6 x Spacious Rooms (6th Study) + Built-in Wardrobes + Ducted A/C • Master Suite: Spacious Room + Ensuite + Walk-in Wardrobe + Ducted A/C • Bathroom: 1 x Main Bathroom + Separate Toilet + 1 x Jack/Jill Bathroom + Ensuite + Separate Laundry • Kitchen: Central Kitchen with Pantry + Electric Cooking + Exhaust • Living (a): Family Area Combining Kitchen + Meals + Lounge • Living (b): Formal Lounge • Home Features: Ducted A/C + Ceiling Fans + Security Screens + Steel Frame

**OUTDOOR FEATURES:** • Outside area: Stunning Outdoor Entertaining Area Overlooking Yard • Car Space: Double Remote Garage + Double Carport • Shed: Three Bay Shed (Third Bay Workshop) 6m x 9m (approx.) • Outside Features: Fully Fenced with Side Access + Three Phase Power + 13.7kW Solar System

**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)