

# Lot 15 Brae Road, Lysterfield, Vic 3156



## House For Sale

Monday, 6 November 2023

Lot 15 Brae Road, Lysterfield, Vic 3156

**Bedrooms: 8**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Chad Warden  
0397532828



Braden Mann  
0397532828

**\$2,500,000 - \$2,750,000**

Sale by SET DATE 12/12/2023 at 6pm (unless sold prior) Enjoy a fabulous lifestyle in the popular Lysterfield location with this magnificent custom-built residence showcasing a dedication of excellence, surrounded by a spectacular country atmosphere with botanical like gardens offering you and your family a relaxed rural environment. A style to seduce on the inside including an exceptional floor plan incorporating four to five bedrooms, four living areas including a step-down lounge with open fireplace and adjoining dining room, separate rumpus room including a striking brick feature wall with another open fireplace and exposed timber beam pitched ceiling and upstairs a kids retreat/potential theatre room. A stunning kitchen with granite benchtops, walk-in pantry and a huge St. George double oven is positioned perfectly in the heart of the home overlooking the meals and family room with a cosy wood heater crackling away in the background creating the perfect ambience. The master bedroom is complete with a pitched ceiling of exposed timber beams, updated ensuite with dual vanity and a fitted robe, plus there are three other bedrooms with big built-in robes serviced by a second bathroom offering dual vanity and granite benchtop. The fifth bedroom/studio is located on the upper level if you have guests staying or use it as a perfect space for your hobbies. Also situated on the property is self-contained accommodation with 3 bedrooms, full kitchen, bathroom and laundry, wood heater, split system cooling plus a double carport, which is all fully fenced off, ideal for live-in parents or guests. Other features making this property attractive include brush box solid timber floors, big feature cornices and rose ceilings, high ceilings, ducted vacuum, evaporative cooling and outside a 4.6m x 3.6m (approx) tradesman's shed/workshop with concrete floor and power, your own dam with pump which can run the irrigation of the property, two large 22,000 litre each water tanks, chook pen and fire pit areas. There is also a large array of wildlife, including king parrots, rosellas, lorikeets, galahs, echidnas, kangaroos and ducks. Positioned right at the foot of Lysterfield Park bike and walking tracks, this is the perfect country hideaway in touch with city business and an opportunity which will be hard to replicate. Proudly marketed by Barry Plant Rowville - 9753 2828