



39A Bethesda Road, Lewiston

A Lifestyle You'll Never Want to Leave!

Some homes simply offer somewhere to live, while others completely change the way you experience life. From the moment you turn into the private driveway, this exceptional home feels like you have arrived at your own private resort. Surrounded by meticulously maintained gardens, established trees, and beautifully presented grounds, every part of this home has been thoughtfully designed and cared for to an exceptional standard. It is peaceful, private, and incredibly inviting, creating a lifestyle where once you arrive home, you simply won't want to leave. Whether you are entertaining friends, relaxing poolside or enjoying a quiet evening around the firepit, this is a home that makes every day feel like a holiday.

Step inside and the home is just as impressive, with not one, but two master suites, both complete with their own private ensuites. This is an incredibly versatile layout for the growing or extended family, offering the opportunity to create separate accommodation for parents, teenagers, or extended family, while also providing an exceptional space for guests. The additional accommodation options give this home a flexibility rarely found in properties of this calibre, allowing the floorplan to adapt effortlessly to the way your family lives today and well into the future.

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FOR SALE
Please Call

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



KEY FEATURES YOU'LL LOVE

- Grand entrance showcasing an impressive 3m coffered ceilings, creating an immediate sense of space, luxury, and grandeur upon arrival
- 2.7m ceilings throughout the remainder of the home, enhancing the feeling of openness
- Luxurious master suite complete with a generous double walk-in robe, providing exceptional storage and functionality
- Master ensuite featuring a stylish double vanity and ceiling fan
- Reverse cycle heating and cooling throughout
- Floor-to-ceiling sheer curtains throughout the home, adding an elegant finish while allowing beautiful natural light to filter through the living spaces
- Porcelain tiles throughout the main living areas, offering a sophisticated, durable, and low-maintenance finish
- Carpeted bedrooms, creating a warm and inviting feel
- Bedroom 3 with its own ensuite facilities and external access, providing excellent flexibility for guests, teenagers, or extended family
- Convenient pool access from the home, making it effortless to move between the indoor living areas and spectacular outdoor entertaining
- Versatile study nook / additional sitting room, providing the perfect space for working from home, reading, relaxing, or creating a quiet third living zone
- Automatic garage with secure internal access
- Direct internal access from the garage into the butler's pantry, an incredibly practical feature when bringing groceries straight inside
- Well-appointed kitchen featuring a generous 900mm cooktop, gas cooking and dishwasher, designed to cater effortlessly to everyday family living and entertaining
- Exceptional alfresco entertaining area finished with marine-grade carpet, making it ideal for entertaining by the pool
- Established rear gardens featuring a dedicated greenhouse, perfect for those who enjoy gardening and growing their own produce
- Approx. 6kW solar panel system, helping improve energy efficiency and reduce ongoing household electricity costs
- Impressive 100,000L rainwater tank, providing an excellent water resource for maintaining the established gardens and grounds
- Enviro cycle septic system, supporting the property's lifestyle and infrastructure
- Seamless connection between the home, alfresco and pool, creating an incredible indoor-outdoor lifestyle and making entertaining effortless

THE ULTIMATE YEAR-ROUND ENTERTAINER

And then there is the alfresco! Wow, what a showstopper! Designed to be enjoyed throughout every season, this spectacular entertaining space is fitted with approximately 10—12mm of double-glazed windows, providing excellent insulation and sound reduction while allowing you to completely embrace the outlook. Marine-grade carpet provides the perfect finish, particularly when stepping straight out of the pool, while ceiling fans and downlights ensure the space remains comfortable and functional day or night. Outside, the impressive 11m x 4m salt-chlorinated swimming pool with solar heating creates the ultimate resort-style centrepiece. Add the dedicated cabana/gazebo, complete with an insulated ceiling and Bluetooth speakers ready to set the mood, and you have an entertaining precinct that is quite simply made for long summer days, relaxed afternoons and unforgettable gatherings with family and friends.

Positioned just a few steps from the sparkling pool and alfresco, the fire pit has been thoughtfully placed to create another incredible outdoor zone to enjoy year-round. Imagine settling in around the

warmth of the fire on a cool evening, cocktail in hand, while still having a clear view across to the alfresco, the pool and the television, meaning you never have to miss the action. Whether you're entertaining friends, watching the footy, enjoying a family evening or simply relaxing under the stars, this is the perfect place to unwind and soak up everything this incredible resort-style setting has to offer.

A SHED THAT HAS TO BE SEEN

For those who appreciate incredible shedding, prepare to be impressed. This is not your average shed, it is an entertainer, workshop, retreat, and car enthusiast's dream all in one. Offering its own bathroom and shower, kitchen, lounge setting, multiple zones, separate breakaway rooms, storage areas and 2 split-system air conditioners, this space provides an incredible level of versatility. Whether you need somewhere to work, relax, entertain, store your prized possessions or escape for the afternoon, it delivers. For the car enthusiast, the inclusion of a vehicle hoist takes this space to another level, while the multiple storage rooms and dedicated workshop areas provide all the room you could possibly need. This is a property where the shed is every bit as impressive as the home itself and needs to be experienced to truly appreciate it.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

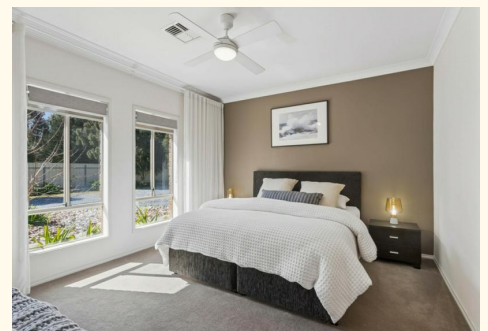
Property ID	2DXQGJU
Property Type	House
House Size	400 m2
Land Area	1.2 hectare

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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