



## Lower Beechmont, 7 Bottletree Lane

Coastal Views & Luxury Meets Modern Elegance On Very Private Acreage

Discover this prestige acreage property with stunning coastal views. This newly completed architecturally designed, five-bedroom masterpiece sits on a generous 4,549m<sup>2</sup> of usable land, with gated entrance while offering breathtaking coastal views, expansive living spaces, and premium finishes throughout with absolute privacy. Tucked away in a quiet cul-de-sac, this is the ultimate retreat for those who value privacy, space, and sophistication.

This brand-new build was completed in August 2024, this home has been expertly designed with a durable steel frame to ensure longevity and quality. Inside, five spacious bedrooms, two separate living areas plus formal dining & formal lounge, provide plenty of room for family and guests, while a dedicated home office with built in robe makes working from home effortless.



**For Sale**  
Contact Agent

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**LJ Hooker Nerang**  
**(07) 5581 4422**

The Gourmet kitchen, comes with integrated dishwasher and 2 separate ovens & Fisher & Pykel induction 90cm 5 zone cook top, complete with a butler's pantry, features high-end appliances, built in microwave with sleek finishes, and ample storage, making it both stylish and functional.

Expansive floor-to-ceiling glass doors bring in natural light and frame stunning coastal vistas, seamlessly connecting indoor and outdoor spaces. Outside, a 50,000L in-ground pool with strip solar heating offers the perfect spot to relax year-round with views to the Coast.

For dad/ car enthusiasts or those needing extra storage, separate driveway splits off to this 8-car shed comes equipped with a 4.5T hoist, mezzanine storage with air conditioning and three electric roller doors, with extra parking for the caravan's or motor home or boat.

Designed for entertaining, the massive alfresco area includes a built-in BBQ, with sink& bar fridge creating an effortless indoor-outdoor lifestyle while upstairs has its own private balcony perfect for enjoying those sweeping mountains & coastal views.

Sustainability has also been carefully considered, with a 13kW solar system, 7kW EV charger, and a 20.88kW battery system with remote access, making this home as energy efficient as it is luxurious

#### FEATURES:

Brand new, completed in August 2024 with a durable steel frame

Five spacious bedrooms, plus a home office with built in robe (fifth bedroom is currently used as a media room)

Stunning high ceilings with floor to ceiling glass doors showcase the beautiful landscaping while looking out to the coastal views

Master bedroom with stunning ensuite including bath and heated towel racks

4 more spacious bedrooms and 2 bathrooms plus two separate powder rooms

Gourmet kitchen with soft closing drawers & butler's pantry, features high end appliances ample storage with 40mm Caesarstone to island bench, 2 separate Westinghouse pyrolytic ovens with Fisher & Pykle integrated dishwasher and microwave

Very spacious formal lounge & dining areas downstairs, plus upstairs family room which leads out to its own lovely deck for enjoying those mountain & coastal views.

Timber look 5mm 'Signature Floors' vinyl floor coverings absolute quality

Enjoy the stunning views from so many areas perfect and private while swimming in the 50,000L inground pool

Huge outdoor patio which includes an outdoor built-in barbecue with bar fridge & sink with storage.

Ducted air conditioning with wi-fi connectivity (remote access)

Neutral Sun-energy glazing to all windows and external aluminium doors

8 Camera Security system with hard drive storage (remote access) connect to your phone and check your home at any time

3 phase power to house

3 car lock garage with internal access and added rear roller door to access the garage from both sides

Generous sized laundry with heaps of storage and laundry chute from upstairs bathroom

R1.5 insulation to all external walls

R4.1 insulation between floors



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50,000L inground pool

Air-conditioned mezzanine level in 8-car shed with hoist, and 3 remote-controlled roller doors

**ADDED BENIFITS:**

13kW Solar System

7kW Electric Vehicle Charger

Energy Build —10KW Inverter & Solax Power Battery Storage 20.88KW

4mm aluminum mesh gutter guards on all gutters

Garage floor has had an epoxy coating and polyaspartic finish applied

Fly screens windows and doors fitted to entire house

Hot water circulating Ring main in house (4 secs hot eater to any tap, anywhere)

Taylax HSTP

7 year structural warranty commencing 09.08.2024

2590mm ceiling height to ground floor with 2340mm height doors

Automated electric gate pin pad and remote

Automatic Robotic Pool cleaner

New asphalt driveway (Laid Feb 2025)

Floor-to-ceiling glass doors with stunning coastal views

Strip solar heating on roof for the 50,000L in-ground pool for year-round enjoyment

110,000L rainwater storage plus a 10,000L firefighting tank

Council rates approx. \$1,700 per 6 months

Only 10mins from Nerang CBD

The lush, established gardens are home to a variety of fruit trees, including macadamia, avocado, citrus, and mulberry. Additionally, the property features 110,000L of rainwater storage and a 10,000L firefighting tank for peace of mind.

Set in a prestigious and private location, this extraordinary home offers an unrivalled blend of luxury, lifestyle, and tranquility.

A rare opportunity not to be missed

This property is being sold without a price or by auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality.



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## More About this Property

<b>Property ID</b>	5GQ4F41
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	4549 m2
<b>Including</b>	Ducted Cooling Pool Outdoor Entertaining Built-in-Robes Solar Panels

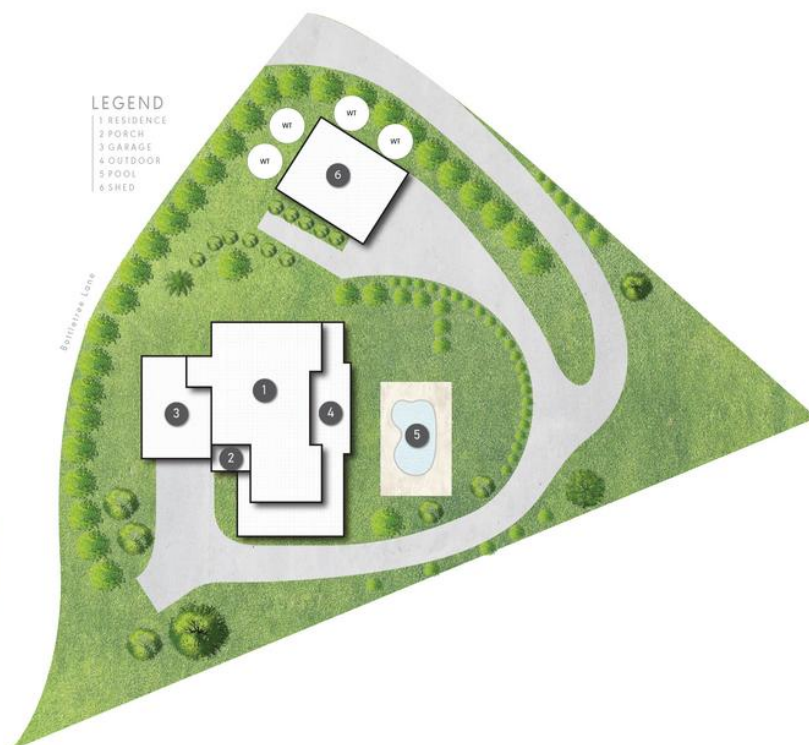
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7 Bottletree Lane LOWER BEECHMONT

5 | 3 | 11 | 600m<sup>2</sup> | 4549m<sup>2</sup>

**LJ Hooker**

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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