



## New Beith, 117-121 Melrose Place

SOLD

This immaculate family home is situated on a flat and usable 3,629m2 block in the a quiet cul-de-sac of New Beith's exclusive "The Lanes Estate". Surrounded by other quality build homes this is perfect acreage living and in prime location. Presenting 3 living areas, 4 bedrooms, 5 car accommodation and all the extras you can think of!

- \* Open plan living, kitchen and dining room flowing out onto the outdoor alfresco area
- \* Additional formal living room and rumpus room (perfect for a kids retreat/play room)
- \* Gourmet kitchen with stone bench-tops, quality appliances, built-in microwave, walk-in pantry, plenty of bench space and feature lighting
- \* Huge master suite with walk-in robe, ensuite including large shower and dual vanities and access to outdoor alfresco area
- \* 3 other good sized bedrooms with built-in robes featuring mirrored doors
- \* Family bathroom with shower, bath and separate toilet
- \* Undercover entertaining area overlooking the backyard

4

2

2

**For Sale**  
Offers invited

**View**  
[ljhooker.com.au/BRFJF2S](http://ljhooker.com.au/BRFJF2S)

**Contact**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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- \* Huge 3 bay shed 12m x 7m with 2.4m door height —epoxy flooring throughout
- \* Fully fenced 3,629m2 block with generous side access on both sides and completely cleared block
- \* Separate laundry with access outside
- \* Double lock up garage with storage area
- \* Extras include: security screens and doors, ducted air-conditioning throughout (My Air), 34 solar panels

Close to schools, shops, cafes, restaurants, transport and access to major arterials, it is sure to impress. Call now to book your inspection!

## More About this Property

|                      |                                                                                                                                             |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property ID</b>   | BRFJF2S                                                                                                                                     |
| <b>Property Type</b> | House                                                                                                                                       |
| <b>Land Area</b>     | 3692 m <sup>2</sup>                                                                                                                         |
| <b>Including</b>     | Air Conditioning<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage<br>Solar Panels |

**Karen Renouf 0413 473 461**

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## 117-121 Melrose Place, New Beith

Total Approx Floor Area: 246m<sup>2</sup>

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