



66 Livingstone Heights, Roelands

A Stunning Rural Retreat with Modern Luxury and Bushland Views

Located on Livingstone Heights in the peaceful surrounds of Roelands, this beautifully designed new home offers the perfect combination of modern living and a relaxed rural lifestyle. Set on a spacious 2,390m² block, the property provides privacy, tranquillity, and stunning views over the surrounding Roelands bushland, while still being within easy reach of nearby amenities.

Featuring impressive raked ceilings with exposed timber beam, the home is filled with natural light and showcases a stylish, contemporary design. The open-plan kitchen, dining and living area creates the perfect central hub, flowing seamlessly onto the decked balcony where you can relax and enjoy the peaceful outlook. The modern kitchen is complete with a butler's pantry, while a separate theatre room provides additional space for the family to unwind.

The private main suite offers a luxurious retreat with a walk-in robe, an ensuite featuring a his and her vanity, and direct access to the balcony. With quality finishes, thoughtful features, and everything you need for comfortable living, this property is ready to be enjoyed from

4 2 2

FOR SALE
Offers over \$999,000

VIEW
By Appointment

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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.



day one.

Property Features:

- Three bedrooms and two bathrooms
- Separate theatre room or 4th bedroom
- Main bedroom with walk-in robe, ensuite, his and her vanity, and balcony access
- Raked ceilings with exposed timber beam to the main living area
- Modern kitchen with butler's pantry and engineered stone benchtops throughout the home
- Decked balcony overlooking Roelands bushland with ceiling fan
- Neutral tones and 9mm hybrid laminated flooring throughout
- Main bathroom with freestanding bath and separate shower
- Reverse-cycle air conditioning throughout, including 2.5kW units in each bedroom and a 5.5kW unit servicing the main living area
- Plumbed-in whole-house water filtration system and fridge connection
- Fully fenced property with solar-powered electric entrance gate
- Established fruit and olive trees with a sprinkler system
- Furniture available, including fridge and 75" televisions
- Completed September 2025 and still covered by the builder's warranty
- Upgraded septic system (ATU) with provisions considered for a future granny flat connection (subject to approvals)

Offering a rare opportunity to secure a modern home in a peaceful bushland setting, this exceptional Roelands property is ready for its next owners to simply move in and enjoy.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	1AYPHND
Property Type	House
Land Area	2390 m2

Janine Stewart 0404 913 737

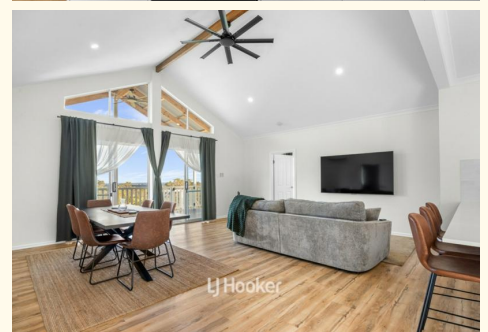
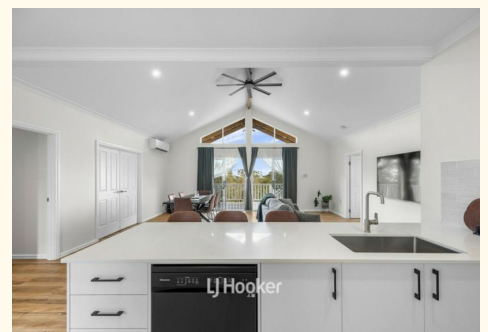
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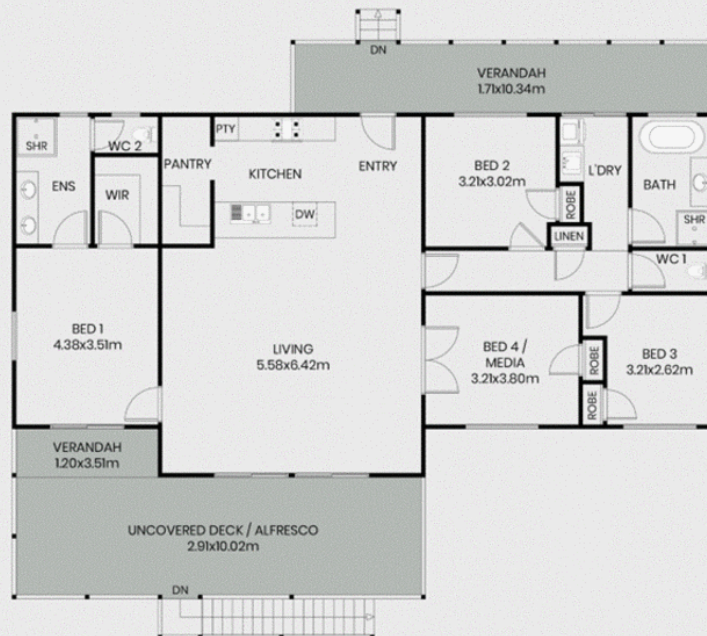
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.



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