






12 Valleyview Place, Terranora

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## SOLD BY DAVID LONIE

Set on a breathtaking 8,001m<sup>2</sup> private allotment within one of the region's most tightly held estates, 'Lillyvale' delivers an exceptional fusion of scale, sophistication, and lifestyle, offering a rare opportunity to secure a truly remarkable hinterland retreat.

From the moment you arrive, the home impresses with its 10-foot ceilings, engineered timber flooring, and an abundance of natural light. Multiple living zones, a dedicated media room, and a separate home office provide exceptional flexibility, while the thoughtful layout ensures seamless connection alongside excellent separation - perfectly suited to modern family living.

At the heart of the residence, the expansive open-plan kitchen, dining and living area flows effortlessly to the outdoors. Designed for entertaining, this central hub opens onto wrap-around balconies capturing serene hinterland vistas and uninterrupted views to Mount Warning - a spectacular backdrop for relaxed gatherings or quiet mornings.

Outdoors, the property transforms into a resort-style sanctuary. A stunning solar-heated pool with sandstone tiling is complemented by a fully equipped pool house, complete with wet bar, bathroom and infrared sauna, creating an entertainer's haven rarely seen in

**FOR SALE**  
Contact Agent

### AGENTS

David Lonie  
0432 349 839  
david@ljhookersgc.com.au

### AGENCY

LJ Hooker Southern Gold Coast  
(07) 5534 4033

residential homes.

Meticulously renovated and offering an impressive 745m<sup>2</sup> of refined living, the estate also includes a fully approved, self-contained guest cottage. Privately positioned with its own driveway and garage, this two-bedroom residence features original hardwood floors, open-plan living, and a private deck overlooking the hinterland, ideal for extended family, guests, or income potential.

Manicured grounds stretch across two fully fenced acres, with multiple outdoor zones designed for leisure and enjoyment, including a professional putting green, external wood fireplace, and dedicated fire pit area. Security and privacy are assured with gated entry, intercom access and is fully fenced.

#### Property Highlights

- Main residence: Four generous bedrooms including a luxurious master suite with ensuite and walk-in robe
- Two additional bathrooms, media room, and dedicated home office
- 10ft ceilings and engineered timber flooring throughout
- Gourmet kitchen with soft-close cabinetry, gas cooking, and seamless indoor/outdoor integration
- French doors in all bedrooms and media room opening to wrap-around decks with wrought iron balustrades
- Ducted air conditioning, 10kW solar system, and quadruple lock-up garage with internal access
- Custom floor-to-ceiling cabinetry in all bedrooms and office
- Second dwelling: Approved two-bedroom self-contained cottage with private deck, garage, and separate access
- Resort-style pool, pool house with wet bar, bathroom & infrared sauna
- Putting green, fire pit, wood fireplace, and expansive lawns for children and pets

'Lillyvale' represents the pinnacle of hinterland luxury-where space, privacy, and refined living converge in perfect harmony.

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## MORE DETAILS

Property ID 1W4PF47  
Property Type AcreageSemi-rural  
Including Study  
Air Conditioning  
Pool  
Balcony  
Deck  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Liveability

**David Lonie 0432 349 839**

Sales & Marketing Specialist | [david@ljhookersgc.com.au](mailto:david@ljhookersgc.com.au)

**LJ Hooker Southern Gold Coast (07) 5534 4033**

Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221  
[southerngoldcoast.ljhooker.com.au](http://southerngoldcoast.ljhooker.com.au) | [enquiries@ljhookersgc.com.au](mailto:enquiries@ljhookersgc.com.au)



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