



# 604 Beardsley Lane

Austin, Texas 78746



Kuper

Sotheby's  
INTERNATIONAL REALTY



## Sophisticated Resort-Style Living

Sophisticated resort-style property on 2.29 gated, private acres in Rob Roy on the Creek. This rare one-story estate home overlooks hill country views of Barton Creek through a landscape dotted with mature oak trees, tropical bananas and stately palms. Revel in your surroundings as you bask in the resort like pool, covered bar and outdoor kitchen overlooking a lush green lawn and the wilderness below; light the evenings with fire bowls flanking the pool. Extensively remodeled in 2020, the interior is a sleek, glamorous counterpart to the stunning views framed by blackened steel windows and doors. Throughout, you will find exquisite materials and striking accents combining to convey style and quality. Bookended by striking herringbone tile fireplaces on each end and the gorgeous gourmet kitchen, the expansive main living area opens directly out to the terrace, exponentially expanding living and entertaining space. Host a wine-tasting event with bottles pulled from the glass-enclosed wine cellar or movie night in the game room which enjoys its own mirror-and-brass bar. The refined primary suite enjoys a wall of windows looking out over the backyard greenery and a sleek, marble bath in which to prepare for the day. Architectural plans for a secondary fifth bedroom, 1100 square-foot primary suite with striking views, offers tremendous value and room to expand the transitional floorplan.

4 br | 4.5 ba | media room | pool/spa | 5,639 sqft | 2.29 acres

[WWW.PRIVATEROBROYESTATE.COM](http://WWW.PRIVATEROBROYESTATE.COM)

**Darin Walker**  
GLOBAL REAL ESTATE ADVISOR  
ELITE 25 AUSTIN

c. 512.560.7633  
darin.walker@sothebysrealty.com  
darinwalkeraustin.com

**Ella Thibodeau**  
LICENSED ASSISTANT  
SHOWINGS & ASSISTANCE

c. 970.618.0851  
ella.thibodeau@kupersir.com









