

10 Birtwistle Place, Roleystone, WA 6111



House For Sale

Tuesday, 7 May 2024

10 Birtwistle Place, Roleystone, WA 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1964 m2

Type: House



Adam Bettison

0893782555

From \$669,000

Welcome to this quality-built home, spread over a luxurious 184 square meters, and comprising of three sizeable bedrooms, a classic kitchen with wooden features throughout, large living areas with high ceilings and lots of natural light, and an outdoor entertaining area with wooden decking to top it off. Ready to settle down and make the most of your dream property? This property has it all and more - nestled in the midst of the bush, within the tranquillity of Roleystone, this home could become yours today.

Property Highlights:- Three-bedroom, one-bathroom home- Approx. 1,964 square meters total size- Approx. 184 square meters built size- Built 2003- Bush retreat on Birtwistle Place- Wide open driveway with plenty of parking space- Expansive wooden decking surrounding the home- Large living area with wooden flooring throughout- Ceiling fans throughout the home- Glass doors to living/dining area, allowing plenty of natural light- Storage robes to bedrooms- Family room extra-high ceilings plus air conditioning and two ceiling fans, allowing great air flow and a relaxing ambience- Loft/attic for extra storage- Patio with retractable roofing- Approximately 22,000 litres of rainwater in 3 tanks under house

Set on approximately 1,964 of land, this Roleystone beauty exudes timeless elegance and modern convenience. To the outside of the home, enjoy all that it has to offer with an amazing amount of space to utilise. Step up to the wooden decking surrounding the home, have a walk around and take in the scenes of the home: look out over the surrounding bushland and take in the serenity of the home, and listen to the birds or watch the clouds roll by. How much more relaxing can it get?

Inside of the home, you have the living areas presenting a comforting and stylish room to come home to at the end of the day. The main living/dining area is situated next to the kitchen, which gives you good movement between the two areas for dishing up meals and sitting down with friends or family. There is wooden floorboards throughout this area, as throughout the majority of the home - the flow on through each room adds a sense of charm and classic character that adds to the style and timeless beauty of the home. Keeping each area cool is the ceiling fans, which are present throughout the home. The bedrooms are all a great size, with the main bedroom being the largest of the three, and having it's own private ensuite. Each room has well-positioned windows which allow a lot of natural light in to the rooms. As well as the ensuite, you also have the secondary bathroom, which is perfect for children or guests to use. The second living area is a massive space, with plenty of room for everyone to sit back and relax in. The high ceilings create an extra sense of space, with the skylights allowing in extra light, and the ceiling fans and air conditioner keeping the room cool. Through the double sliding doors here, you can step out to the decking outdoors, create a seamless indoor/outdoor interaction that is perfect for entertaining. The kitchen is overflowing with beauty, with wooden cabinetry throughout providing great storage spaces, and the downlights to the area lightening up the room. Complimenting this kitchen is the built-in oven, gas hotplates, overhead rangehood, microwave space, shelving, and wide fridge space. There is also a large window here where you can watch the trees and greenery outdoors whilst you cook. Outdoors, you have the decking patio, which can be accessed by three sliding doors. The undercover area provides a great spot to sit under and enjoy the scenery. This patio roofing is retractable and remote-controlled, so you can use it how you like! There is also ramping which makes it easy to come up and down, for accessibility options. To the garden, enjoy the designated beds, decorative trees, and wide amount of space - how will you make this property turn in to your dream home?

Nearby to the home, you have shops including Roleystone Fresh IGA - only approx. 25 minutes walk away, or 1.6km. Throughout Roleystone, you also have scattered cafe's, restaurants, orchards and other specialty food stores and unique stores that the locality is known for. As for schools, Kelmscott Primary School is only around 7 minutes drive, and Kelmscott Senior High School at approximately 11 minutes drive. Roleystone is also known for it's rolling hills and beautiful bush areas, with plenty of native reserves, walking trails, and parks not too far from the home. This property is currently vacant, and ready for immediate move-in or leasing out. Market rent for 10 Birtwistle Place is approximately \$600 per week. If you are looking to rent the home out, HouseSmart Real Estate is highly active within Roleystone and the surrounding areas, and can provide high-quality property management services from settlement and beyond.

What are you waiting for? Come for a drive around Roleystone and see what this property could hold for you. Make it a day out - go for a walk around the nearby reserve, or down to the local restaurant for a spot of lunch. 10 Birtwistle Place is a delightful home, speckled throughout with desirable features, and situated in a great location. Make sure that you don't miss out!