

11 Rowley Place, Bull Creek, WA 6149



Sold House

Wednesday, 27 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1080 m2

Type: House



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\$1,423,500

Remarkable family home sits on a rare 1080sqm subdividable block (subject to council approval) Situated in the highly sought-after Rossmoyne High School zone and very close to All Saints College. With the allure of future development possibilities, this property offers an extraordinary opportunity for the present as well as the future. This cherished family residence has been meticulously maintained by the same owners for 26 years, creating an inviting and warm atmosphere. The high ceilings adorned with exposed Jarrah beams throughout the home add to its unique character. The split level layout of this spacious home is architecturally designed to provide privacy and individual living spaces for large families. It's a haven where you can truly relish coming home. Enjoy what this large family home offers, knowing that the property's potential for subdivision and redevelopment awaits your future plans.

PROPERTY HIGHLIGHTS:

- * Prime Subdivision Opportunity: Zoned R20, a substantial 1080sqm block offers potential for subdivision (STCA).
- * Timeless Design: This split-level home, built in 1980, features a timeless design with a long driveway leading to a double garage and ample front parking spaces for all those additional toys like caravans and trailers.
- * Impressive Entry: A beautiful double-door entrance with brass-plated door handles welcomes you into a spacious hallway, providing direct access to the expansive garage, workshop, and abundant storage spaces.
- * Cozy Retreat: The main lounge boasts a wood, ornate brass fireplace, a Jarrah bar counter, and ample storage. A large north facing balcony extends from this space, offering a leafy outlook and serving as a perfect parents' retreat while the kids have their own lounge areas.
- * Private Wing: A separate wing of the home houses the main bedroom, which includes a newly renovated ensuite with a shower, separate toilet, and a spacious vanity. A substantial walk-in robe and a private balcony complete this luxurious suite.
- * Elegant Dining: Enjoy formal dining in a separate area.
- * Open-Plan Living: The open-plan breakfast room, kitchen, and family lounge feature a study corner, perfect for keeping an eye on children while preparing meals or working from home. This family room has a gas fireplace for those cosy winter evenings.
- * Gourmet Kitchen: The renovated kitchen showcases SOLID JARRAH cupboards, granite benchtops, a walk-in pantry, and a dishwasher. Gas cooktop and large oven. The kitchen overlooks the massive undercover alfresco area with a below-ground concrete swimming pool.
- * Expansive Entertaining: A vast family room leads to an undercover alfresco dining area and the swimming pool, creating a superb entertainment space.
- * All-Weather Alfresco: The massive undercover alfresco dining area boasts retractable blinds, enabling year-round use. Lovely dining area, and elevated outdoor lounge area, all surrounded by lush tropical gardens.
- * Separate Wing: Another wing of the home includes a spacious laundry room with granite benchtops, ample storage and cupboards, three bedrooms with robes, a renovated family bathroom with a shower, bath, and a separate toilet.
- * Man Cave: The two-car garage features a substantial workshop area and additional storage, providing an ideal "man cave."

ADDITIONAL FEATURES:

- * Bore Reticulated Gardens: Maintain lush greenery with bore reticulated gardens.
- * Climate Control: Enjoy ducted cooling throughout, ceiling fans in select rooms, a wood heater in the main lounge, and gas heating in the family lounge.
- * Elegant Finishes: Quality carpeting in bedrooms and lovely drapes in the formal lounge, dining areas, and main bedroom areas add a touch of elegance.
- * Proximity: Walk to All Saints College and Rossmoyne High School, with a manageable walk (approximately 21 minutes) to Bull Creek Train Station.
- * Ample Parking: Benefit from numerous additional parking spaces at the front of the property, perfect for accommodating various vehicles, including caravans and trailers.
- * Weather Protection: Retractable outdoor blinds provide protection from all weather conditions, enhancing your outdoor living experience.

This cherished family home not only offers immediate comfort and style. Don't miss this rare opportunity. Contact us today for further information.

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