

# 11 Winstanley Road, Roleystone, WA 6111

## House For Sale

Thursday, 9 May 2024



11 Winstanley Road, Roleystone, WA 6111

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1795 m2

Type: House



Luke Nass

0894952226

## From High \$700,000's

This really is the perfect hills home. A fantastic 4 bedroom, 2 bathroom ( 3 x WC's ) plus study, family home. Beautifully presented throughout with ideal layout which gives everyone their own space and yet all connects to a wonderful central undercover outdoor living area. Shady gardens and wide wrap-around verandahs completes this charming hills home. As you enter through the inviting double french doors to the stunning kitchen / family area, you realise what a great space to gather this is. Lovely high ceilings plus a huge island bench / breakfast bar. There is plenty of room for a couple of couches to enjoy a chat or grab a good book. Imagine a cold winters day by the slow combustion wood heater. Just down the hallway the living area expands to a large open plan lounge / dining / games room. Head one way through the plantation shutters and you are catching morning sun under a private alfresco or head out the door through to the super sized high gabled patio incorporating a pretty special built-in bar. This is awesome! The party will always be at your place. The master bedroom will be your retreat. Large walk through, fully fitted dressing area plus a spectacular Hollywood bathroom with huge free standing bath. You deserve it. Extras include, ducted reverse cycle air conditioning to the rear of the home and a separate split system to the front, combined with the wood heater, you will be comfortable all year round. The main bathroom is brand new, just completed and stunning. The 1795 sqm block is very accessible and fully fenced, giving you both security and ready to keep in your 4 legged friends ( or the 2 legged humans ) NOW LET'S TALK WORKSHOP. What a beauty! 11m x 7m with double roller door at the front and a single at the back, plus a personal access door. Yes its powered and has easy vehicle access. Whatever your project or hobby, you will have all the space you need here. This represents the perfect blend of modern family living, privacy and with character and charm at an affordable price. This property is being offered as an END DATE SALE\* This means that all offers will be presented to the sellers after the 19th May. This will give you a chance to inspect, check out your finances and submit your offer. Early inspection, however, is recommended.\*Please note the sellers reserve the right to accept an offer prior.