

13 Simons Drive, Roleystone, WA 6111

Sold House

Friday, 3 November 2023



13 Simons Drive, Roleystone, WA 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 12

Area: 2 m2

Type: House



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\$1,025,000

Sprawled across over five stunning tree-lined acres, this charming 3 bedroom 2 bathroom brick-and-tile family home is as solid as they come and encourages a tranquil lifestyle like no other, allowing you to immerse yourself in Mother Nature and wake up to amazing scenic views every single day of the year. A massive "tradesperson's dream" of a powered workshop shed is preceded by ample parking space, with adjacent lean-tos also providing you with plenty of external storage options. Sit down in front of your own firepit right next to a large pond (dam) that has a central water feature to help set the mood as you absorb the surrounding treetops and all of their beauty. There is also a built-in wooden cubby area with a slide and sandpit for the kids to play on for hours on end. A lush green lawn area (artificial, putting green) leaves heaps of room for a future swimming pool if you are that way inclined, whilst a magnificent timber-lined outdoor alfresco-entertaining area is epic in its proportions and plays host to a barbecue, two ceiling fans, protective blinds and a connecting deck that helps make the sweeping vista even more impressive. Inside, a spacious master-bedroom suite has a ceiling fan, a walk-in wardrobe and its own private fully-tiled ensuite bathroom with a shower, stone vanity and heat lamps. The fully-tiled main family bathroom helps cater for everybody's personal needs in the form of a shower and separate bathtub - as well as central twin vanities. High raked ceilings grace a sunken and carpeted formal front lounge room, warmed by character brickwork and a burning open fireplace. It is also overlooked by a carpeted study or home-office area, for good measure. Stylish pendant light fittings and a delightful pot-belly wood-fire heater help make up the open-plan kitchen, dining and sitting area, alongside a quality timber-slab bench top, a double-door storage pantry, glass splashbacks, modern electric range-hood, hotplate and oven appliances, double sinks, a stainless-steel dishwasher and wood heater. Down below, the sunken family room is where most of your casual time will indeed be spent. Inspired by local birdlife and natural activity all around you, this is your chance to relax and unwind in a location that is far removed from the hustle and bustle of the city, yet is still so close to all of your everyday amenities - including parks, transport, major arteries, shopping, community sporting facilities and schools, not to mention spectacular National Parks and even the Araluen Botanic Park, as well. Something special is definitely waiting for you, here! Other features include, but are not limited to:

- Low-maintenance timber-look flooring to the main casual living spaces
- Carpeted bedrooms and front lounge
- Large Separate laundry with decent storage, slate floor tiles and outdoor access
- Solar-power panels - wifi monitoring
- New split A/C in study, lounge and bedroom two & a cassette A/C in main room
- Down lights
- Skirting boards
- Modern blinds in most areas
- Two concrete water tanks - 100,000 approx capacity each
- Generator included and is directly connected to the house via a plug
- Solar hot-water system
- Double carport
- Jarradale wood heater
- Open fireplace
- 18m workshop
- Outdoor speaker system
- Significant outdoor lighting
- Putting green
- Outdoor kitchen, water plumbed in
- Roof Sprinklers and pump to shed and house
- Cubby house, sandpit, slide
- Two Aerobic Treatment Units

• Block size - 20,474sqm (approx.)

• Built in 1997 (approx.)

Distances to (approx.):

- Roleystone Community College - 2.2km
- Roleystone Shopping Centre - 2.8km
- Kelmscott Train Station - 9.5km
- Perth Airport (T1 & T2) - 28.8km
- Perth CBD - 37.7km

Council rates: \$3,237.02p/a (approx.)

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