

13608 South Western Highway, Roelands, WA 6226

House For Sale

Wednesday, 17 April 2024



13608 South Western Highway, Roelands, WA 6226

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1102 m2

Type: House



Tracy Mills

0429000887

Offers Over \$470,000

It is with absolute pleasure I present a polished gem. From the moment you step through the front door you are bound to notice a whole lot of love and care has been poured into this beautiful home. Boasting a spacious interior which is filled with natural light and generously appointed bedrooms, offering a focus of comfort and ease and plenty of space for the family. This three bedroom, one bathroom home is fully fenced providing privacy. With a well-appointed renovated kitchen and a large area of interior living space there is the opportunity for all the family to find their own space to study, come together, entertain, cook, or sit quietly by the wood fire and read. Positioned to the rear of the main living area is a lovely outdoor patio area that overlooks a below ground salt water pool perfect for outdoor entertaining all year round. The manicured gardens have been beautifully landscaped with expansive lawns for plenty of room for games of cricket, soccer, or family and friend get togethers. Located to the rear of the home is a separate studio/teenager/music retreat offering numerous opportunities for the new owner to get creative with. Sit back and relax and take in the peaceful and tranquil surrounds while the kids play and run around. Surrounded by an abundance of fruit trees including orange, nectarine, lemon, apple, olive and figs, there are endless opportunities for the keen gardener. Situated on a 1102m² block other features to this property include:

- 3 good sized bedrooms all with built-in robes plus in the 2 minor rooms include small dressing tables
- Master bedroom with walk in robe boasting French doors, ceiling fan and split system
- Minor bedrooms with ceiling fans (bedroom 2 has walk in robe)
- Spacious bathroom that includes bath, vanity and shower
- Large living and dining area that features a cozy wood fire, split system and beautiful ceiling beam
- Beautiful country style renovated kitchen with stainless steel oven/rangehood, dishwasher, overhead cupboards, plenty of bench space with bonus island bench with drawers which opens up onto a lovely outdoor patio area
- Fantastic outdoor entertaining area that features timber decking, hot/cold shower and overlooks manicured lawns, garden shed and a beautiful below ground heated pool
- Stunning below ground pool heated and features glass balustrading

The "MAN OF ALL MAN CAVES" get ready to be the envy of all your friends, this workshop/music room/teenage retreat includes a wood fire with roller door and a couple of PA doors.

- Approx 10 x 8 Double garage with access thru to the rear of the yard
- Solar Panels
- Close to schools and only a short drive to Treendale Shopping Centre

This home really does have too many wonderful features to list, so do yourself a favour and call Tracy Mills 0429 000 887 today to secure a private viewing.