

# 14 Dealbata Green, Roleystone, WA 6111



## Sold House

Saturday, 2 March 2024

14 Dealbata Green, Roleystone, WA 6111

Bedrooms: 8

Bathrooms: 4

Parkings: 14

Area: 2903 m2

Type: House



Fraser Williams

0439092248

## Contact agent

UNDER OFFER by FRASER WILLIAMS of BLOOM REAL ESTATE WA! This property, a unique offering in the Southern Hills market, stands out for its exceptional features and spacious design. Built in 2007, it comprises two full-sized homes connected by an adjoining games room/alfresco, creating an ideal setup for multi-generational families. Located in close proximity to Roleystone village, walking distance to Roleystone Community College, and with easy access to Tonkin Highway, it offers both convenience and a serene atmosphere. Key features of the property include:

- **MAMMOTH PROPORTIONS:** The residences boast generous proportions and are framed by approximately 2,903 square meters (3/4 of an acre) of meticulously landscaped grounds, creating a visually appealing and expansive setting. Bedroom sizes reflect this with master bedrooms being king size and minor bedrooms all queen size. There is also a study / study space in both residences!
- **ULTRA-SPACIOUS INTERIORS:** The homes feature free-flowing, ultra-spacious interiors with high ceilings and warm finishes, creating a comfortable and inviting atmosphere.
- **YEAR-ROUND OUTDOOR ENTERTAINING:** The living and entertaining spaces seamlessly connect to private outdoor entertaining areas, providing opportunities for year-round enjoyment.
- **CLIMATE CONTROL:** The property is equipped with two reverse cycle ducted air conditioners and two split-system air conditioners under the main roof, ensuring efficient climate control. Additionally, a 5kW solar array contributes to economic and environmentally friendly energy usage.

Entertainment and recreation facilities include:

- Sparkling below-ground swimming pool.
- Dedicated theatre room for entertainment.
- Snooker room/games room with a bar for indoor recreation.
- Enclosed outdoor kitchen with a cedar-lined ceiling overlooking the pool.

Workshop and additional amenities include:

- Rear powered workshop for practical and hobbyist activities.
- Sealed driveways, auto-gates, and sealed cul-de-sac access for convenience and security.
- Full fencing for pets, ensuring a safe environment.
- Ample space for boat, caravan and trailer parking.

Child-friendly features include:

- Versatile children's play spaces and grasslands for hours of entertainment.
- Auto-reticulation for gardens, simplifying maintenance.

This property caters to a wide range of age groups, offering a harmonious blend of functionality, entertainment, and outdoor enjoyment. It presents a unique opportunity for those seeking a spacious, well-equipped home in a picturesque setting.