

140 Irymple Road, Roleystone, WA 6111



Sold House

Wednesday, 11 October 2023

140 Irymple Road, Roleystone, WA 6111

Bedrooms: 3

Bathrooms: 2

Area: 4047 m2

Type: House



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This one-acre section of the world is probably one of the best there is. With a beautiful character home taking in the views of the surrounding orchards this is a very special place to be. Everything about this property just feels like a holiday in the Southwest. Except it's not the southwest, it's Roleystone. Which I suppose is southwest of everything northeast of it, so it is southwest of something. Let's say it is the southwest; why not? **INSIDE** This home is so tremendously inviting. It's not the biggest house in the world, it's not the smallest house in the world. It's not new, but it meets all the needs of modern life. It's pretty much... perfect. The living area overlooks the orchard and dam next door as well as your own beautiful, rolling green lawns. It's a tremendous part of the home, and you can probably justify buying it just for this. The kitchen and meals area are lovely, and the wood stove is a highlight of this home's character features. This home has a front door, but it's one of those homes where the inviting indoor/outdoor life means most people come in through the back. The front, however, opens up to a lovely sunroom, which is an equally impressive space that overlooks the gardens and orchard. The bedrooms are very large, with the master bedroom comfortably fitting a king-size bed, maybe even two. (Not that you likely need two, but if you wanted to have two, you could). Bedroom two will fit a queen or king-size bed, and bedroom three might not fit a king but is definitely a good size. The bathroom is exceptional, and getting dirty outside is a joy just because it means you get to come in here to get clean. The second bathroom might be more practical for that outside cleanup as it is positioned adjacent to the laundry. This is a very useful design and there is plenty to love about the styling of this part of the home. The laundry is superb and has ample bench space and a porcelain sink. **OUTSIDE** The gardens and lawns around the house have been beautifully created, and there is just so much to love about this whole property. At the back of the block is the mini orchard with an awesome array of fruit trees, including cherry, plum, peach, apricot, avocado and mulberry just to name a few. There's a brilliant chook pen and plenty of free-range space for the hens to have a healthy and happy existence. There is a great workshop up here as well and plenty of space to keep everything that allows for an ordered life in this amazing property. For the kids or adults, there are endless days of enjoyment in this backyard. It's exactly what life is supposed to be about: clean dirt, fresh produce, and a life that so many dream of but can never attain. The outdoor living is brilliant, with a huge patio providing a superb covered entertaining area that is sure to be a huge part of life in this home. **WHERE IT IS** Rympole Road runs directly off Brookton Highway and is right on the outskirts of what would be classed as semi-rural or perhaps semi-suburban. Whilst it's on the outskirts, it's still easy to access everything with buses, shops, schools and everything needed for modern life all within a very short distance, but when you're here, you'd never know that. But when you're at home here, what's going on in the rest of the world probably doesn't matter anyway. **WHAT NEXT** Hit the email agent button at the bottom of this webpage, and we will be in touch to set up a time so you can see this home, this lifestyle, and this future for yourself.