

# 15 Butcher Road, Roleystone, WA 6111

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PROPERTY

## House For Sale

Thursday, 23 November 2023

15 Butcher Road, Roleystone, WA 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 2033 m<sup>2</sup>

Type: House



Miles Walton  
0895502000



Jayden Lambert  
0895502000

## Auction

Lifestyle and location... Truly pivotal property acquisitions are indeed all about location. You'll have limited chances in life to secure your very own pivotal parcel, before it's gone and you're left settling for less. Don't let this be the one that slips away! Etched into the side of the scarp boasting sensational valley vistas that stretch over the Roley Pool Reserve, this truly extraordinary position on Butcher Road is now yours for the taking - nestled on one of the most private and exclusive, sought-after streets in Roleystone. Located within walking distance to the Blue Sky Cafe and the iconic Seven Sins hilltop restaurant, you couldn't find a better spot in the hills to create your own exclusive hideaway.

**The Brief:** Exuding originality in both design and concept, this special property has more hidden gems than a magician's hat. With a nod to the boldness of 60's architecture through its split-level floorplan while capitalising on the elevated aspects of the surrounding landscapes. For those clever visionaries with a passion for re-defining classic homes with a modern twist, and have the expertise to bring their dreams to life, one can only begin to imagine the boundless potential of this diamond in the rough. She needs a birthday, there's lots of work to be done but with some elbow grease and a blank canvas on your hands ready the tools and make a lasting statement.

**Main Wing:** Stepping inside - the high raked ceilings lead your eyes down towards the views. A large kitchen opens out to the family lounge which is filled with natural light, courtesy of ample full-height windows and french doors - as if you're sitting within the canopy of trees and greenery. Extending out from the family lounge a timber decked balcony wraps around the side of the residence and gives uninterrupted views over the valley, and with some careful pruning - the Canning River below. What a sensational space to entertain with drinks and a bbq while watching colours of the hills change with the setting of sunlight. A master suite of former glories captures all of these exceptional vistas for your private enjoyment. A spa bath surrounded by windows is the ideal vantage, and an additional ensuite bathroom with timber shutters provides a curious connection between the spaces.

**Secondary Wing:** At the opposite end of the residence you'll discover two secondary bedrooms complete with built-in robe storage, timber sash windows and Bedroom 2 is semi-ensuite connected to the main bathroom. The dedicated Study is an excellent independent living space with more full-height windows overlooking the patio, gardens and pool area. There's a strong case for turning this large space into another generously sized bedroom.

**The Great Outdoors:** Paths wind through the 'front' yard past retained garden beds and ancient granite boulders, creating a whimsical setting for new plantings and landscaping. The concrete swimming pool could see a revival as the focal point of the yard, it's not holding water today, and the tiled surrounds speak of a Mediterranean feel - a further nod to the 60's vibe. With 2,033 sqm of land to play with, you'll find so many hidden grass trees, flowering plants and clearings for further developments. Dig in and develop your dream lifestyle!

**Shedding:** Two sheds exist on the property - one is steel construction with power and a roller door suitable for a workshop or single garage. The second 'shed' is red-brick and would be an excellent storage space or workshop, the only limitation being your imagination.

**Auction Details:-** The public onsite Auction will be conducted at 11:00am, 9th December 2023 unless sold prior to the right Buyer.  
**- Auction Guide:** Early \$400,000's  
**Important Information:-** This property will be Sold on an as-is, where-is basis. Buyers and/or Bidders will be deemed to have acknowledged and accepted that the Seller/s have/will not give any warranties in respect to any aspect of the Property, and thereby agree that they will rely solely on their independent due diligence and investigations to their satisfaction, before entering into any Agreement.  
**- The Seller/s reserves the right to accept any formal and acceptable offer prior to the Auction.**  
**- Auction terms and particulars will be made available, with flexible terms which are acceptable to the Seller/s.**

**Title Particulars:** Lot 32 on Diagram 50646 of Volume 1444 Folio 414  
**Land Area:** 2,033 sqm  
**Local Government:** City of Armadale  
**Shire Rates:** \$1,946.90  
**Water Rates:** \$275.72  
**TPS4 Zoning:** Special Rural 2