

**17 Rosella Rise, Bridgetown, WA 6255**



**House For Sale**

Friday, 10 May 2024

17 Rosella Rise, Bridgetown, WA 6255

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Jess Tucker

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**\$750,000**

The automated gate starts the feel of privacy and seclusion of this 3 x 2 family friendly home. This property feels connected to its rural aspect and is located on a no-thru road, nestled into the hillside on 2.8 acres of undulating land with an expansive landscape as the daily viewing pleasure. The views are outstanding! Double entrance doors take you into the wide entranceway that welcomes you into the home. Firstly, the study/home office is off this main entrance and then into the main living rooms that offer a wall of windows out to the valley views. Stunning Marri timber floors throughout all the main living zone provides an elevated appeal and a warmth in the tones. The kitchen is positioned to look out to the countryside and to be included in the everyday activities. This is a large open concept that provides ample space for cooking, gathering family and friends for dining and connected to the sitting room. It's a great family friendly space. The master bedroom with walk in robe and ensuite is located to take in views over the property and a beautiful way to start your day. The secondary bedrooms are down the second hallway and offer built in robes and share the main bathroom situated next to the laundry for ease and convenience. All the bedrooms are carpeted for winter warmth. Stepping outside you have a blossoming house yard with lawned areas, lush vines over structures, established trees to create a canopy of shaded areas, borders of bushes, and plantings to offer a layered zone for birdlife and to create privacy plus many places to take in views over the paddock and beyond. Sheltered spaces are achieved under the wrap around verandah. Plus, the double roller door garage, and the double carport ensures there is lots of space for parking and storage. Property Features

- o Beautiful Marri flooring throughout all the main living zones
- o Study, home office at the front of the home
- o Ducted air conditioning throughout the home
- o Big wood fire in the main living zone.
- o Double stylish blinds in the main living to regulate the natural light throughout the day
- o Solar hot water
- o Fully fenced house yard, and fenced back paddock
- o Double carport at the front of the home
- o Double garage roller doors offering undercover parking and plenty of room for storage
- o Reticulated house yard
- o Electronic front gate to access the property

The whole property comes together and invites you to slow down a little, set in an idyllic location in town but you feel you are in your own special secluded pocket of Bridgetown. Call Jess Tucker for a chat and to organise a private viewing.