

# 26 Notting Hill Drive, Roleystone, WA 6111

## House For Sale

Thursday, 18 April 2024

26 Notting Hill Drive, Roleystone, WA 6111

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2050 m2

Type: House



Tim Fidock

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## Offers Over \$979,000

Welcome to 26 Notting Hill Drive, Roleystone-an exquisite residence meticulously crafted for luxurious living. Presented by Harcourts Home Real Estate, this stunning property, built in 2007 by local builder Willis Building, offers unparalleled comfort and elegance. Set on approximately 2050m<sup>2</sup> of land, this four-bedroom, two-bathroom home epitomises sophistication and style. As you approach, you're greeted by an asphalt driveway, leading from a private cul-de-sac location with low tree maintenance. The property is fenced with gates for added security, while reticulated native gardens and other easy-care features ensure a hassle-free lifestyle. Step onto the wrap-around veranda and enter a world of elegance. Blackbutt flooring, high ceilings, and timber features adorn the interior, creating a sense of warmth and luxury. The spacious master bedroom boasts a king-size layout and a spacious ensuite, while three other bedrooms feature robes and fans for added comfort. Entertain with ease in the large open lounge, or retreat to the study or rumpus room for relaxation. French doors with magnetic screens lead to the entertaining area, complete with retractable fly screens on alfresco doors for seamless indoor-outdoor living. The gourmet kitchen is a chef's delight, equipped with modern appliances including a dishwasher and built-in cabinets. A large meals area offers ample space for gatherings and family meals. Additional features include ducted reverse cycle air conditioning, a 7.4kw solar system with a 5kw inverter, heat pump hot water, and an automatic door double garage with parking for six additional vehicles. For added convenience, a garden shed with a concrete base provides extra storage space, while access to the block offers plenty of room to build a shed or customise to your needs. Don't miss the opportunity to experience elevated luxury living in Roleystone. This is a home where every detail has been thoughtfully considered to create a lifestyle of comfort, convenience, and refinement. Contact the Home Team today to secure this dream property! **DISCLAIMER:** The contained description is for advertising and marketing purposes only. Every care has been taken with the preparation of the information supplied. We cannot guarantee their accuracy and accept no responsibility for the results of any actions taken, or any reliance placed upon this document. All interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained in the text are not intended to form part of any contract.