

**26 Soldiers Road, Roleystone, WA 6111**



**Sold House**

Sunday, 13 August 2023

26 Soldiers Road, Roleystone, WA 6111

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 3121 m2**

**Type: House**

**\$566,250**

**\*\*\*UNDER OFFER BY BEN MATHEWS - 0488 997 018\*\*\*\*\*PLEASE NOTE - this property is being sold AS IS WHERE IS** and will be noted on the contract as such. The price has been set accordingly making it excellent value within this very highly sought after location. The levels of the flooring to the house itself are not even and you can feel it as you walk through. This has caused no concern to the sellers who purchased the property in 2019. When they purchased they had a report from a registered building inspector completed who noted no major structural defects on the report.**\*\*\*Check out this incredible property where history combined with extensive modernisation converge seamlessly. Its a well laid out two bedroom, one bathroom home with multiple living areas that could be used for further bedrooms if converted as such and being nestled in the heart of Roleystone this architectural homestead exudes charm and character. The current owners have spent approx \$200,000 on upgrades/renovations since purchasing and the house and property is impressive in so many ways. Set on an expansive 3121sqm block, you are immersed in nature's beauty, and with Roley Pools on your door step and Araluen just minutes away, you'll have a wealth of leisure activities to enjoy in this excellent community.**

**INSIDE**As you pass through the threshold of this welcoming abode, the elegant fusion of the old and the new captivates your senses. The spacious living areas have loads of character and offer a seamless flow from room to room. High ceilings and large windows allow natural light to fill the space, creating an atmosphere of tranquillity and warmth. The heart of the home boasts a well-appointed kitchen which connects with the multiple living zones where you will also find a lovely timber fire place. The two generously sized bedrooms provide a peaceful retreat for every member of your household, each adorned with thoughtful details that reflect the home's heritage. The neat and tidy bathroom has a clean low maintenance feel, highlighting a harmonious balance of classic elegance with a less is more style of design.

**OUTSIDE**Stepping outside, you'll discover a vast backyard that feels like your own private sanctuary. The sprawling block provides endless possibilities for gardening enthusiasts and has an excellent amount of relatively flat and useable land which is a great bonus being located in the hills. The deck/alfresco zone is simply incredible, taking advantage of the valley views and is the perfect place to unwind and relax with friends and family. Picture yourself hosting gatherings with loved ones or simply basking in the beauty of the surroundings while sipping your morning coffee or a glass of wine. There is plenty of parking spaces in multiple areas to the property which is super handy and on top of that you also have a good sized powered workshop.

**IMPROVEMENTS**The current owners have poured their hearts into making this property truly exceptional. Starting with the front, they've added an electric front gate boosting the curb appeal and ensuring your privacy. Earthworks for parking and a well-laid newly installed driveway make access a breeze, ensuring your daily routines are hassle-free. Inside, they've upgraded the infrastructure to enhance your living comfort. The addition of insulation ensures a cozy ambiance in all seasons and the inclusion of air conditioning grants you the luxury of year-round climate control. You have skylights that invite the sunshine in, brightening up your living spaces and the roof itself has been completely replaced/remodelled. The alfresco zone is fitted out with excellent lighting, a fan, large quality decking boards plus new railing which has all been comprehensively re built.

**IS THERE A FLOOR PLAN?**Yes there is a professional brand new, current floor plan on the images of the ad. Please see the images for the detail and feel free to request a copy emailed to you for higher resolution if you wish.

**FREQUENTLY ASKED QUESTIONS -** Is the property on mains water or bore water? The property is on mains water with no bore on the property. - Does the property have deep sewage or a septic tank? The property does not have deep sewage and has a septic tank with leach drain. The septic tank was drained just 2 years ago.

**CONTRACT NOTES** Please note the powered workshop is not council approved and will be listed on the sales contract as such.

**WHERE IS IT LOCATED?**Located just around the corner from the Roley Pools, Araluen Golf Course & retreat, local shops & schools and sports clubs, this property really is in a fantastic location!

**WHAT TO DO NEXT**Hit the contact agent section now and make your time to view the property in person!

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.