

**36 Norman Road, Roleystone, WA 6111**

**Professionals**

**House For Sale**

Wednesday, 29 May 2024

36 Norman Road, Roleystone, WA 6111

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Grant Wilson  
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**From \$879,000**

Welcome to your private retreat in the heart of Roleystone. It's not every day a property such as this comes on the market, situated on a sprawling 4.7 Acres with dual street access from both Brookton Highway and Norman Road sits this gorgeous 3x1 character home that's been fully renovated to an exceptional standard. The home itself features high ceilings and stunning Jarrah floorboards throughout creating that charming cottage feel that the home portrays. The bedrooms are generous in proportion with large windows taking in the views on offer, 2 of the 3 bedrooms come complete with reverse cycle air conditioning as well. The heart of the home is the spacious lounge with huge full-length windows taking in the views over the valley to Araluen, with a slow combustion fireplace and refrigerated air conditioning it's the perfect place to sit and relax, whatever the season. Now for the real delights of the home, the bathroom is a true delight with a deep bath, frameless shower, and tasteful tiling all with modern flair. The kitchen is a standout with loads of bench and cupboard space, sleek electric cooktop, recessed sink and large under bench oven plus stainless steel dishwasher. The outdoor decked area is the absolute perfect place to sit with a glass of bubbly on a warm summer evening, taking in the views and watching the world go by. The property is loaded with a variety of fruit trees which love the loamy soils of Roleystone, pick your own plums, apricots, nectarines, oranges, mandarins, and many, many more. One of the most unique and appealing aspects of the property is its zoning, there are not too many blocks of this size in the R5 Residential zone of Roleystone allowing for a multitude of development options, whether you want to subdivide a couple of blocks off the main property or a complete redevelopment the options are available subject to council and WAPC approvals. Be sure to book your inspection to view today as this is bound to be snapped up quickly.