

39 Valley View Road, Roleystone, WA 6111



House For Sale

Wednesday, 17 April 2024

39 Valley View Road, Roleystone, WA 6111

Bedrooms: 7

Bathrooms: 3

Parkings: 3

Area: 2168 m2

Type: House



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Offers from \$1,050,000

🏡 Luxurious Multi-Generational Living at 39 Valley View Road, Roleystone! Welcome to your dream home where multi-generational living meets unparalleled comfort and space. This stunning property nestled amongst the trees at 39 Valley View Road, Roleystone offers the perfect blend of modern amenities, spacious living, and serene surroundings. Key Features: 🏡 Main House 5 Bedrooms, 2 Bathrooms: This expansive main house provides ample space for the whole family to thrive. With five generously sized bedrooms and two renovated bathrooms, there's room for everyone to enjoy privacy and comfort. 🏡 2 Bedroom, 1 Bathroom Stand alone Granny Flat: Ideal for extended family members or guests, the standalone granny flat offers independent living quarters with two bedrooms and a well-appointed bathroom as well as its own kitchen and lounge room. With its own separate access it's the perfect retreat for grandparents, teenagers, visitors seeking their own space or even generating rental income. 🏡 Library/Office complete with available Water Connection, this room is Ideal for Home Salon or Conversion to Ensuite. The 5th bedroom is off this room, making it even possible for a third independent living zone for parents or family. 🏡 7m x 5m Powered Workshop: Calling all hobbyists, DIY enthusiasts, or those in need of extra storage space! The property features a massive powered workshop with drive through access; providing endless possibilities for projects, storage, or even converting it into additional living space (STCA). Benches and shelving included in the sale. 🏡 Sprawling 2168m² Tree-Filled Block: Embrace the tranquility of nature with this expansive block adorned with lush greenery and mature trees. Enjoy the beauty of the outdoors while still being conveniently located close to urban amenities. Additional Features you will see: • 🏡 Large Modern Kitchen: The main house boasts a modern kitchen equipped with sleek appliances and ample storage as well as a large walk in pantry, making meal preparation a breeze. • 🏡 Spacious Living Areas: From cozy family gatherings to entertaining guests, the open-plan living areas offer flexibility and comfort for any occasion. Dining space for 10 and a huge sunken family area, as well as a large theatre room set up for family movie night. That's just inside! • 🏡 Outdoor Entertaining Area: Host BBQs, alfresco dinners, or simply unwind in the fresh air on the expansive outdoor entertaining area, overlooking the picturesque surroundings. The extra patio complete with blinds is the perfect spot for you to include your private (9 person) spa. • 🏡 Double Garage Keep your vehicles secure with the convenience of a double garage, providing shelter from the elements. Of course there is ample parking available for your family and guests. • 🏡 Solar Panel System: 6.3kw of solar panels to keep your power bills to an absolute minimum, includes solar hot water to boot. • 🏡 Air conditioned: 3 x 2.5kw and a huge 7.5kw split system maintain a comfortable living environment year round; while the slow combustion fireplace in the main family area warms the entire main house. Ceiling fans add to the energy efficiency of this home. • 🏡 New hybrid plank flooring & wool carpets throughout. • 🏡 Security: with security screens all round the home, along with CCTV system, you will always feel safe and secure. • 🏡 Attic storage: access to expansive loft storage space with the attic ladder. Situated in the much sought-after suburb of Roleystone, this unique property offers the perfect balance of tranquility and large family convenience. Enjoy easy access to local schools, shops, parks, and public transport, while still relishing in the peace and privacy of suburban living. Don't miss out on this rare opportunity to secure your slice of paradise in Roleystone. Whether you're looking for a spacious family home, investment property, or multi-generational living solution, 39 Valley View Road ticks all the boxes! Register early to arrange your inspection this weekend and discover the endless possibilities this property has to offer. Roz Hollwarth | rozh@theagency.com.au | 0422530397 | sms: "roleystone" Disclaimer: All information contained herein is gathered from sources we believe reliable. However, we cannot guarantee its accuracy and interested parties should make their own inquiries. 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.