

**52 Nunnagine Circle, Roelands, WA 6226**

*Elders*

**House For Sale**

Saturday, 20 April 2024

52 Nunnagine Circle, Roelands, WA 6226

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 4067 m2**

**Type: House**



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## Offers Over \$869,000.

THIS IS A ONE OFF!! YOU'LL JUST LOVE THE OUTLOOK, LOCATION AND VARIOUS OPTIONS THIS HOME HAS ON OFFER... ON MAINS WATER TOO ..... Situated on a sprawling 4,067m<sup>2</sup>\* (1 acre\*) block, this stunning property offers the perfect blend of comfort, style, and rural charm. Built in 2014, this modern sanctuary boasts panoramic views of rolling hills and a lifestyle that dreams are made of. Step inside to discover a spacious haven featuring 5 bedrooms, 3 bathrooms, ideal for multi generational family living or families seeking separate room to grow. The open plan kitchen, living, and dining room sets the stage for effortless entertaining, complete with a woodfire, reverse cycle air conditioner, fan, and soaring high ceilings. Home boasts large games and theatre room which offer multiple life choices; the wing could be used for a variety of options such as a granny flat or teenager retreat, the possibilities are endless. Indulge in the luxury of the master bedroom, boasting walk-in robes and a lavish ensuite, while the remaining bedrooms offer built-in robes for added convenience. Outside, an alfresco area beckons for lazy weekends and starlit dinners, or relaxing around the firepit, or enjoying wood fire pizza's cooked in your very own oven overlooking an above-ground pool perfect for cooling off during the summer months. There is 3 phase power to the home. The property comes equipped with solar panels, and double garage for all your storage needs. Plus, with private surroundings and a spacious yard, you'll enjoy the peace and tranquillity of rural living without sacrificing convenience. Located less than 20 minutes\* from Eaton and Australind Shopping Centres and 10 minutes\* from Treendale. Every amenity is within easy reach. Whether you're seeking a serene retreat or a place to create lasting memories, 52 Nunnagine Circle offers the ultimate lifestyle property for everybody! Shire of Harvey 2023/2024 Rates: \$TBA\* pa Zoned: Special Residential Please note: Spa will not be staying. For further information or to arrange a viewing, please contact Angela Murphy 0438 310 315 [angela.murphy@elders.com.au](mailto:angela.murphy@elders.com.au) Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.