

**30 Rosemore Way, Stratham, WA 6237**



**Acreage For Sale**

Wednesday, 19 June 2024

30 Rosemore Way, Stratham, WA 6237

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 2 m2**

**Type: Acreage**



Karen King

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**From \$1,599,000**

Discover the epitome of charm and versatility in this exquisite English Style Brick and Tile A-frame home nestled in the serene locale of Stratham. Built in 1989 by the esteemed Peter Wood Builders, this residence presents a unique blend of architectural elegance and functional design, offering separate living quarters for added flexibility.

**Main Homestead:**

- 2 bedrooms, 1 bathroom, and a laundry/boot room
- Cathedral ceilings in the Family and Meals area, extending seamlessly into the kitchen.
- Split system air conditioning and wood fireplace for comfort and ambiance
- Separate 3rd bedroom with fireplace and ensuite, ideal for guests

**Upper Level:**

- Jarrah staircase leading to a versatile landing, perfect for a study or sitting area.
- Ducted reverse cycle air conditioning for climate control.
- 1 bedroom with access to a loft storage area and separate toilet

**Additional Features:**

- Platform ideal for a gymnasium, with glass windows and separate access
- Fully functional 2-bedroom, 1-bathroom Studio Apartment with a self-contained kitchen, living, and dining area.
- Private balcony overlooking nature's beauty.

**Outside Amenities:**

- Working Bore and 2 x Satellite Dishes
- Outside Bar and Entertaining Area with firepit
- Large Barn Style Workshop (15 x 10 m<sup>2</sup>) with single phase power
- 12 x Solar Panels - Orion System
- 12-sided sunken Wooden Pavilion with built-in bench, seats, and BBQ area
- Fully fenced.

• 2.24\* hectares, Zoned Special Rural

• Architecturally Designed and Built in 1989 by Peter Woods Builders

Shire Rates: \$1753.00 p/a\*\*Approximate Only

Live in elegance, entertain with grace, and embrace the versatility of 30 Rosemore Way. Book your private viewing today and Contact Karen King on 0424 139 624.

**Buyers Note:** All measurements/dollar amounts are approximate and marked with an \* (Asterix) for reference. Boundaries marked on images are for visual purposes only. Buyers are encouraged to conduct their own due diligence, including a visual inspection, before making a purchasing decision.