

# 37 Urch Road, Roleystone, WA 6111

## House For Sale

Monday, 1 July 2024

37 Urch Road, Roleystone, WA 6111

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 2527 m2

Type: House



Tim Fidock

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## Offers Over \$829,000

Harcourts Home Real Estate is delighted to present 37 Urch Road, Roleystone. This early 1980s brick and tile construction boasts four bedrooms and two bathrooms on approximately 2527m<sup>2</sup> of land. Enjoy unparalleled privacy and sweeping valley views, with ample space for outdoor activities. A fantastic floor plan consists of a formal lounge and dining area and the whole house lashed with new vinyl planking. For entertainment, there's a theatre or second lounge room. Most minor rooms come with double slider robes and they all have large windows, completed with roller shutters for added privacy. The kitchen is well-equipped with a gas cooktop, dishwasher, and plenty of cupboard space. The home features ducted reverse cycle air conditioning, a separate toilet, and a main bathroom tiled to the ceiling with a large shower. Security doors ensure peace of mind. Solar hot water adds energy efficiency. The home's Jarrahdale wood fire and alarm system ensure comfort and security throughout the year. A new addition of the patio entertaining area offers breathtaking valley views, barely any houses are visible, making it a perfect spot for relaxation. The outdoor space includes a grassed area, feature deciduous trees, and a private fiberglass saltwater pool. There's also ample parking for a boat or caravan, a sealed driveway, a powered brick workshop/garage with an automatic door, and carport parking. Additional storage is also provided by a garden shed. This one will not last long! Please contact the Home Team today to secure your inspection. **DISCLAIMER:** The contained description is for advertising and marketing purposes only. Every care has been taken with the preparation of the information supplied. We cannot guarantee their accuracy and accept no responsibility for the results of any actions taken, or any reliance placed upon this document. All interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained in the text are not intended to form part of any contract.