

71 Wymond Road, Roleystone, WA 6111



Sold House

Wednesday, 19 June 2024

71 Wymond Road, Roleystone, WA 6111

Bedrooms: 2

Bathrooms: 2

Parkings: 7

Area: 4 m2

Type: House



Fraser Williams

0439092248

Contact agent

SOLD by FRASER WILLIAMS of BLOOM REAL ESTATE WA! And what an opportunity this is! It is very rare to find a north facing, sun drenched acreage property with this much potential at this price. Located on a quiet winding road, this property boasts mains water, a boundary that is about a minute's walk from the stunning Canning River, outstanding views, and with handy infrastructure already in place. The land has a hard-to-find magical-feel, offering just under 12 acres of nature with a winter spring and winter lagoon, merely waiting for someone to come and clean it up and turn it into a treasure. The main residence showcases one of the most stunning and well-constructed viewing decks with alfresco, at just over 90 sqm, on the current market. The balance of the residence does require major work due to previous termite activity. However, it is constructed out of timber, stone and steel, so if you are handy there is HUGE scope to restore it to its former glory. Most importantly, you have the bones of a beginning here..... it's so much more than buying a block of land and starting from scratch! Over and above the residence there is a workshop/studio (with very basic toilet, shower and kitchen) and a 12m x 6m shed (with good access) hidden on the property. One un-tapped treasure on the property is the stored water. There are two large water tanks which could be taken advantage of for fruit trees, vegetable gardens, poultry etc to assist with self-sustained living. Come along, bring your builder and make an offer! Viewings strictly by appointment only. **DISCLAIMER:** All information is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information included in the attached documents. Bloom Real Estate WA accepts no responsibility for the results of any actions taken or reliance placed upon any attached documents by a client.