

**9 Roach Road, Piesse Brook, WA, 6076**



**House For Sale**

Wednesday, 14 August 2024

9 Roach Road, Piesse Brook, WA, 6076

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Ben Ciocca

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## 2.5 ACRE VILLAGE FARMLET - Bring Grandma!

Multigenerational families and city farmers it doesn't get any better than this! Only a 3 minute drive from the Kalamunda city centre you can experience a 2.5 acre rural lifestyle, yes you read it right, 2.5 acres!! Properties of this size are nearly unheard of this close to the village and present not only a rare opportunity for those who seek lifestyle and convenience but also a prime blue chip parcel of real estate.

### Quick Summary:

3 minute drive to Kalamunda village centre  
Unique and beautiful 9998m<sup>2</sup> of land  
Multi generational living residence  
Independent Living wing under main roof  
6 bed 3 bathroom 2 garage  
Newly renovated bathrooms and painted through out

In addition to its highly prized location and its sprawling size, the home offers so much versatility for the extra large and extended family. Boasting a colossal floor plan of 310m<sup>2</sup> of living, this home is tailor made for multi generational and independent living, which is becoming more and more in demand as housing prices and shortages become increasingly more challenging.

The floor plan is super impressive with the main home boasting four double size bedrooms, two new contemporary bathrooms including ensuite, study, huge formal lounge and dining with cathedral ceilings that dovetail seamlessly with the outdoor courtyard. The casual and everyday living area of the home is also generous in size, featuring a large refurbished kitchen that interconnects with the casual dining and family room. Both these living zones flow to the huge gable patio that overlooks the pool and undulating landscape below.

The Granny flat or independent living wing has both external access and internal access from the main home comprising a very spacious living area, separate bedroom and new ensuite, whilst the light filled kitchen and dining area enjoy the wooded vistas below. If you thought it stopped there it doesn't, adjoining the double garage is the ideal home office, craft room or teenage games room, giving BIG families so many options for space and independence.

Externally this property will captivate you with its space, seclusion and enchanting country vibe. Its wide open and cleared spaces peppered with tall native trees, is the quintessential hills lifestyle anyone could ask for. Its sprawling space lends itself ideally to the hobby farmer, the tradie looking for room for a future workshop and of course a family who just loves the outdoors.

Contact Ben Ciocca on 0411 113 117 to arrange your inspection and find out more.

### Other Features to Love:

Ducted reverse cycle air-conditioning  
Two split system reverse cycle air conditioning  
One woodfire heater  
Solar hot water system  
Solar panel system  
Below ground salt water pool  
Circular driveway  
Large shed and lean-to / carport  
Undulating tiered landscape peppered with native trees  
Old spring soak that could be potentially restored

