

13582 South Western Highway, Roelands, WA 6226

ACTON

belle
PROPERTY

Lifestyle For Sale

Wednesday, 3 July 2024

13582 South Western Highway, Roelands, WA 6226

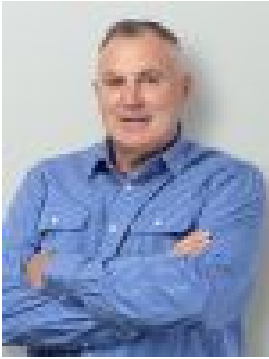
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1 m2

Type: Lifestyle



Peter Johnston
0897915777

Offers invited

Sweeping views over the neighbouring farming land, this fully fenced 3.9 acre property will keep any small-time farmer or animal lover content. This tidy 3-bedroom semi-rural property is a great entry-level for someone wanting to enjoy the lifestyle on a smaller scale with less work. The comfortable home that's on town water, with a wood fire place is versatile for all sized families. 3 good-sized bedrooms with ceiling fans, tasteful window treatments and spacious open-plan lounge dining. The kitchen has a generous pantry with cabinetry for all the kitchen gadgets with private large formal lounge/dining room. A great sized shed to store the ride-on mower and feed for any animals. While outdoor amenities include an inground swimming pool for summer relaxation and an alfresco area for enjoyable BBQs. Are you a horse lover and want to have them at your backdoor? Animals will be spoilt with 2 separately fenced paddocks with water and a well-constructed shelter all close to the round yard. A great variety of mature fruit trees and pastures watered by reticulation via irrigation, the property merges convenience with natural beauty. Extra space is available for parking or additional storage, ensuring a tidy environment. Nestled at the foothills of the Darling Range, Roelands is surrounded by agricultural landscapes and offers boundless natural adventures for the whole family along with recreational facilities, schooling, shopping and medical all within reach, with Treendale and Australind on your doorstep.

- 3 bedroom, 1 bathroom brick home
- Saltwater swimming pool with blanket
- Ducted reverse cycle air conditioning throughout
- Outdoor alfresco area
- Town water supply for the home and irrigation water retic for the gardens and pastures
- Powered shed approx. 6.2m width x 8.9m length x approx. 2.1m (height) clearance
- 2 fenced paddocks
- Well-constructed animal shelter
- Round yard
- Mixed fruit orchard
- Treendale Shopping centre approx. 9.3km
- River Valley Primary School, Burekup approx. 3km
- Brunswick Junction Primary School and St Michael's Catholic Primary School approx. 4.7km
- Australind approx 11km
- Bunbury approx 23km to the South
- Harvey Shire Land Rates - \$1,931.95

With everything on offer, this well-maintained and picturesque property is expected to attract significant interest. If you are interested in this type of property, please contact the agent for a price guide at your earliest convenience.