

Lot 24 Soldiers Road, Roleystone, WA 6111



House For Sale

Saturday, 13 April 2024

Lot 24 Soldiers Road, Roleystone, WA 6111

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 3761 m2

Type: House



Mark Grogan
0894959999

From \$579,000

This is an incredible opportunity to secure a home in a stunning Roleystone position. We're looking at a truly special position here, and a home that is as unique as the art that has been made from the very interesting studio at the bottom of the garden. It's a stunning block, with some amazing areas to work with. It runs between Soldiers Road and Wymond Road with the access being via Wymond Road. **WHAT'S THE STORY?** Owned by a local artist since 1967, this is being sold for the first time ever. The block is adjacent to Phillip's Gallery and for many was a must-stop spot on the Hills Arts Trail. The home is in fair condition. It isn't the home you'd stand back and admire for its high standard of maintenance and tidiness... In fact, that maintenance list is kind of long. There are some wonky steps, a wobbly deck, a whole lot of overgrown greenery that looks like it's trying to make its way inside... and more! But this is a home on just shy of an acre of land, with a house, and a studio. At this price, expect there's going to be stuff to do! It's a 2x1 home that has great living spaces and can be turned back into the 3x1 it used to be with the reinstallation of a wall that was removed to extend the living space. The studio is brilliant, with a whole lot of room to work on your own creations, or clean it up and repurpose it to suit whatever your imagination needs it to be. Check out the photos and the floor plan, and you'll see just how much there is to work with here! **FREQUENTLY ASKED QUESTIONS** What exactly is wrong with it? It's old. We don't have a list of maintenance items or anything, and it's being happily lived in right now, but there's all kinds of work inside and out. Is it connected to mains water? Yes. Drink up. Is it connected to sewer? No, sewer isn't available in this area. It's connected to a septic tank effluent system. Is it asbestos? The house isn't built from asbestos but it probably will have some asbestos containing materials around the property. When can I see it? Hit the **EMAIL AGENT** button and we'll get in touch to set up a time so you can see it for yourself!