

110 Soldiers Road, Roleystone, WA, 6111



House For Sale

Saturday, 30 November 2024

110 Soldiers Road, Roleystone, WA, 6111

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Travis Grogan
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UNPARALLELED LIFESTYLE OPPORTUNITY

This outstanding lifestyle property offers unmatched luxury and tranquillity, with a perfect blend of modern convenience and elegant finishes in an incredibly private setting.

Nestled in the valley on just under 8.5 acres of land; there is a combination of extensive lawn areas, mature ornamental trees, native bushland and almost 400m of Canning River running through the property. There is so much to take in as you wander over this property and photos capture just a glimpse of the unrivalled beauty on offer.

THE PROPERTY

Chosen by the current owner for its incredible access to water, this property is where Churchman's Brook and The Canning River meet - creating an oasis with abundant water through all the seasons. Riparian pumping rights have been granted for the residents to irrigate directly from the river, which has created the opportunity for vast areas of reticulated lawns and a substantial orchard. These areas are made complete with a variety of ornamental trees which put on magnificent shows through the seasons and provide a slice of paradise for the exclusive use of the owners.

A long driveway meanders through the estate and over a bridge on the river, providing access to most parts of the property with ease. The main buildings on the property comprise a breathtaking colonial style home, a 1-bedroom cottage, a multi-purpose 'bunk house', a 110sqm garage (with built-in office or craft room), and a workshop.

THE HOUSE

Originally constructed in 1992, the home was designed to nestle into one of the most private parts of the property and offer a classic Australian Colonial styling with bullnose verandas, natural timber & stone features, and formal gardens all around. Offering over 300sqm of internal living space plus almost 100sqm of alfresco area and generous verandas around the entire home; you will not go wanting for space!

Characterised by soaring ceilings, pressed tin features, ornate cornices and Jarrah trims; there is a sense of quality that few homes offer. Lovingly maintained and updated by the current owners, the kitchen and bathrooms have been fully remodelled and provide all the convenience of modern homes whilst honouring the style of the original construction. There are four large bedrooms along with several generous living areas which will allow you to configure your home and furniture to suit your lifestyle.

The home is serviced with scheme water, which is very rare on a property of this size and the 20 solar panels help keep the power costs under control. Climate control is taken care of by a commercial ducted r/c system with individual room controls.

Adjacent to the house is the garage, which comfortably accommodates two vehicles with an abundance storage space plus a craft room which is a little over 25sqm and could be used for a variety of purposes.

The pool yard is on the west side of the house and has been finished to perfection, with expansive Merbau deck surrounding the area and the pool is heated so that it can be enjoyed through the changing seasons. The pump is housed under the cover of a skillion roof which also provides a functional space, with parking for a utility vehicle.

THE COTTAGE AND BUNKHOUSE

Sitting high on the hill, the cottage was constructed circa 1964 and has been extensively renovated in recent times and features a concrete undercroft, which offers a plethora of uses to suit your requirements. Impressive stonework creates the structural centrepiece of the dwelling and creates a remarkable sense of cosiness. The large, decked veranda along the back of the cottage provides one of the most serene places to enjoy the cool breeze in the evenings, nestled in the treetops and offering a gorgeous outlook over the valley.

Access is via a separate gated driveway, which allows the cottage to be occupied independently without having any

impact on the residents of the main house.

Separate from the other dwellings, the bunkhouse is also located on the East side of the river and was built around the same time as the cottage. It is constructed on top of a garage with an electric roller door, which makes a terrific space for storing maintenance equipment. Upstairs is a large open space that is currently used as a gym but could be converted into whatever your imagination allows.

WHAT NEXT?

This property is one of the most unique, stunning and impressive estates to have hit the market in recent times and will capture the imagination of buyers who want nothing but the best. Inspections are by appointment, so get in touch to arrange a viewing at your convenience and come immerse yourself in the incredible opportunity to own one of the finest hills properties on offer.