

19 Croyden Road, Roleystone, WA, 6111

House For Sale

Monday, 28 October 2024



19 Croyden Road, Roleystone, WA, 6111

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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La Casa Irie on Croyden inc GRANNY FLAT

We are honoured to bring to market no. 19 Croyden Road, immersed within the renowned and commanding Araluen Valley in the pretty suburb of Roleystone. A private sanctuary that imbues a Caribbean design flair and where indeed it delivers on its name 'La Casa Irie' (home where everything is peaceful and tranquil).

This impressive and unique hills residence exudes character and serenity and is perfectly situated to take advantage of a bird's eye view through the treetops. You can watch an eagle glide by or just spend a moment listening to the birdsong in the trees, all creating the feelings that you are on a getaway retreat in nature.

A sheltered, brick-paved courtyard offers the perfect alfresco living area. Surrounded by lush tropical plants and complete with a romantic rustic covered pergola, it is subtly lit with garden lighting and provides a hideaway from dawn to dusk and beyond. A separate alfresco is offered for summer dining, with priceless views out over the valley.

Designed over 2 levels, the voluminous main residence is accessed via a spacious breezeway. It's expansive living and dining areas are reminiscent of a 'Great Hall', with incredible views through the trees. A balcony spans the length of both at approx. 14m long.

The bright sunlit kitchen is nestled off the dining room, and provides plenty of bench space for meal prep, along with a gas cooktop. Casual dining is provided for with a kitchen breakfast bar and ample space for a table setting.

Accessing the two king sized bedroom's (master bedroom and second bedroom) on the ground floor from the living zone is via a spiral staircase. Both rooms share a grand-sized bathroom suite, complete with relaxing spa bath and a separate toilet. The bedrooms also have direct access to the paved courtyard and lush gardens showcasing morning views out through the trees, its a great way to start your day off well! The master bedroom has the added bonus of an approx. 2.4 x 2m storage room / wine cellar that is accessed via a stairway.

Back at the breezeway, a short flight of jarrah stairs sees you enter the private Granny Flat. This is a sensational space that allows multigenerational families to stay together or perhaps a financial opportunity to explore. Boasting 3 separate rooms, plus bathroom, this is a spacious offering for very comfortable living. Currently it is set up with a living room, king size bedroom, bathroom (with shower, separate toilet and a storeroom) and a king sized bedsit! The bedsit offers a spacious kitchenette, complete with a long bench top, under-bench kitchen storage, gas cooktop, a sink, and room for an under-bench fridge. It could also easily accommodate a dedicated dining area.

Need more storage? A solid jarrah ladder not only offers character, but also gives you access to a ceiling storage room measuring approx. 4.7 x 4.7m. This wonderful wing also provides private and separate access to the outside via jarrah French doors off the Granny Flat's main living area.

Keeping tranquility front of mind, a standalone double garage, designed in the same theme as the residence, proudly sits at the bottom of the driveway with the lower circular driveway providing easy access to both the main home and Granny Flat.

This property also boasts a huge level open space adjacent to the driveway for future development potential such as a workshop.

Additional Attributes:

- Built-in robes
- Large internal spa bath
- 2 x additional storerooms
- Self-contained Granny flat/studio
- Solar panels

- 9kW R/C S/S air conditioner <12 months old
- Auto reticulation
- Level parking for caravan/boat/cars/ trucks
- Underground power
- 1st floor balcony with views
- Alfresco
- Paved courtyard

We invite you to come and fall in love with this home, private viewings are exclusively for registered buyers, so give Fraser a call on 0439 092 248 to register your interest.

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