

# 30 Leschenaultia St, Roleystone, WA, 6111



## House For Sale

Tuesday, 26 November 2024

30 Leschenaultia St, Roleystone, WA, 6111

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Fraser Williams

0439092248

## Everything - Plus Room for a Granny Flat!

This stunning and very well cared for residence - with room to build a Granny Flat - showcases a wide range of highly appealing features. Boasting a sparkling below ground swimming pool with an adjacent covered year-round entertainers' alfresco, a workshop, renovated contemporary bathrooms, plus multiple versatile living areas, all creating a fabulous balance of indoor/outdoor amenities making this an ideal property to relax in and enjoy Roleystone life.

The mostly level property is situated in a very quiet Roleystone locale, with lovely native trees and shrubs strategically placed allowing enjoyment of the local birds and wildlife. In this beautiful setting, the land also provides side access to open space that's perfect for the building of a Granny Flat (STCA).

Providing opportunity for all sorts of family activities and gatherings, the residence boasts a romantic flair with timber framed French doors and windows. Ample kitchen benches and storage are an attractive feature, along with the super king-size master bedroom suite that incorporates a gorgeous modern ensuite with bath for relaxing.

The indoor environment is controlled by a slow combustion fireplace and reverse cycle split system air-conditioning. With an eye on energy efficiency, there is also a solar hot water system, plus solar panels on the roof.

The below-ground swimming pool is easily supervised from the dining room and covered alfresco, and is a standout feature providing a source of summer entertainment for the family.

Outdoor attributes include the large, powered garage (with plenty of level ground and easy level access at its rear to build the dream workshop) and a double carport (with high roof) adding practicality and storage options.

An easy-care garden has been expertly planted with the eye of a "green thumb" who has created a relaxing, floral environment.

The fully fenced property and level playing areas for children and pets contribute to a secure and family-friendly outdoor space.

With convenient access to local schools, Roleystone Village, and the Canning River, 30 Leschenaultia has absolutely everything!

### Other Property Attributes:

- Fruit trees including citrus, mulberry, olives, stone fruit, grapes and fig
- Ceiling fans in all bedrooms
- Approx. 31sqm carport
- 6.6kW solar system
- Woodshed
- Sealed driveway

Inspections of this fabulous property will be offered to registered buyers only, so please contact Fraser Williams on 0439 092 248 to organise a private viewing.

**DISCLAIMER:** All information is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information included in the attached documents. Bloom Real Estate WA accepts no responsibility for the results of any actions taken or reliance placed upon any attached documents by a client.