



## 23 Britza Avenue, ROELANDS, WA 6226

GUIDING \$1,300,000's

Meadow Landing ### Roelands.

This estate has become the most sought-after place to live!

23 Britza Avenue is situated on a beautifully maintained 4,066 m<sup>2</sup> block, with trees lining the boundary, providing absolute privacy and walls of green to admire from all your windows as you look out. The backyard is fully enclosed, perfect for the fur babies or children to play safely in their own lush green paradise.

With a stunning bitumen driveway leading from your front gate through the circular driveway to your triple garage, under the main roof, then extra parking spots, and even a 6 x 13m\* powered workshop.

Walking in through the double doors, the stunning hardwood Marri floors are the first you'll see, then maybe the recessed entrance ceiling, and straight away, you will be hooked on this quality home.

**TYPE:** Auction

**INTERNET ID:** 300P190004

### AUCTION DETAILS

6:00pm, Monday December 22nd, 2025

### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Roslyn Ierace**  
0407 529 398

The spacious master bedroom rests at the front, a bright, light room, with roller shutters for shift workers! The ensuite has been updated with classic modern tiling, with a separate w/c, and the perfect sized walk in robe too.

On the opposite side of the home is the children's bedrooms, close by but not too close! All have built in robes and easy access to the master bathroom. Storage is plentiful, with a space for everything in this home.

Through to the living at the rear, firstly the well-equipped kitchen that leads to the laundry. The kitchen offers more than ample bench space and room for all those appliances we need, like the coffee machine! Lots of cupboard storage too, it is a perfect size. Opposite the theatre room through double doors, while the kids have their very own private activity at the rear, or for those needing to work from home, this corner room with double windows would be just divine!

Then the huge living room, with a vaulted ceiling that flows out through to the alfresco, offers another dimension of space, while tucked on the opposite side, the family room!

So much space, so many rooms for all, and the complete picture is then complimented by the stunning outdoor living area, running across the full rear of the home!

WOW, I can see some fabulous parties here. Ideal for those that like to entertain, or just to enjoy the amazing summer nights. With aggregate setting the perfect stage, while you entertain with family and friends around the inbuilt pizza oven and watch over the children as they run through their own private garden. And just wait until you see your very own private orchard, the cherries have just finished, now the apricots are fruiting!

So, there is something here for the whole family! This home will not last, call Exclusive Agent and Auctioneer Roslyn Ierace today.

- 2006 built home
- 4,066 m<sup>2</sup>\* block
- Four-bedroom, two bathroom
- Built-in robes throughout with walk-in to the master
- Renovated ensuite
- Ducted air conditioning
- Ducted gas heating, including main bathroom
- Solid Marri hardwood floors
- Roller shutters to master bedroom windows
- Filtered water to the whole house
- Solar panels
- Triple lock-up extra height garage
- Powered 6 x13 m\* workshop
- Extensive Bitumen driveway
- Reticulated lawns from bore

- Fully fenced
- Triple alfresco with aggregate flooring
- Built-in pizza oven
- Mains water and Gas supply to the property
- Orchard including Mulberry, Apple, Avocado, Peach, Mango, Cherry, & Mandarin

Shire Rates: \$2,950 \*

This property is for sale by Openn Negotiation (Online auction with flexible conditions)

The auction has commenced, and the property could sell as early as tomorrow.

Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!

(The sellers reserve the right to sell prior) Register to watch the auction at [openn.com.au](http://openn.com.au)

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Bush Retreat, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 4,066.00 square metres
- Building Area: 215.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 5 car garage
- Floorboards















