



71 Waterloo Road, ROELANDS, WA 6226

GUIDING \$1,650,000

Sometimes a home comes to market that is just perfect. The location, the design, the quality, and the lifestyle it offersâ. 71 Waterloo Road, Roelands, is that home!

Resting on the perfect 4,005m2* block, with the original, stunning tall trees in just the right spot at the front, while the rear of the property has been planted out with perfectly positioned hedges on the boundary, giving you the ultimate private yard.

So much parking and easy access at the front, leads to gardens bordered within the stone gabion wall, then the deck leads to your front entranceâ. Double doors invite you into the extra wide entrance hall, to be met by solid timber floors that flow through, flowing down the feature staircase where the expansive open plan living unfoldsâ.

The living area is just divine, an enormous family room, and the dining area overlooked by the stunning kitchen, with the waterfall edge stone tops, so much space, so much storage, and that's even before you walk through into the scullery where the space abounds, with a full walk in pantry and an expanse of bench top for all your appliances, under bench storage to match the overheads as well, you will be hard pressed to find this space anywhere else.

TYPE: Auction

INTERNET ID: 300P199746

AUCTION DETAILS

6:00pm, Monday August 3rd, 2026

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Roslyn Ierace
0407 529 398

But best of all, for peace of mind, the whole living room looks out over the crystal blue waters of the below-ground saltwater pool, great for those with children, but so easy on the eyes as well. In fact, the elevation of the block and clever design of the home offer a view of not just your own property but the whole area, an absolute treat for those late afternoon sunsets!

And of course, the stunning outdoor living area offers the view, where many an afternoon/evening will be spent with family and friends, sitting around the fire pit while you search for the fossils hidden in the amazing Fremantle stone laid to finish the perfect picture.

Of course, the must-have powered workshop, every man's dream, resting to the side of the yard, still giving so much room for the back yard cricket, or for the fur babies to be in heaven in this big, secure yard.

Don't take my word for it, come and experience for yourself at this week's home open, or contact Exclusive Agent and Auctioneer Roslyn Ierace today 0407 529 398

- 2013 built Summit Home
- 4,005m²* block - 236 m²* of living
- 4 bedroom, 2 bathroom home
- Study with inbuilt cabinetry
- Activity room with skylight
- Built-in robes throughout
- His and his robes to the master bedroom
- Double vanities in the ensuite
- Waterfall stone benchtops to the kitchen
- Walk-in pantry and scullery
- Solid timber floors
- High ceilings in the living area
- Norseman Woodfire with heat transfer
- Ducted reverse cycle air-conditioning
- Fremantle stone to the outdoor entertaining areas
- Alfresco with built-in barbecue and bar fridge
- Fire pit - shade sails
- Saltwater below-ground swimming pool 2024
- In laid pool blanket
- 9 x 7.5 m* powered workshop + carport
- Auto reticulation from mains + pressure tank
- Borehole
- Fully enclosed yard

Shire rates \$3,137.04*

Water rates \$296.90*

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.

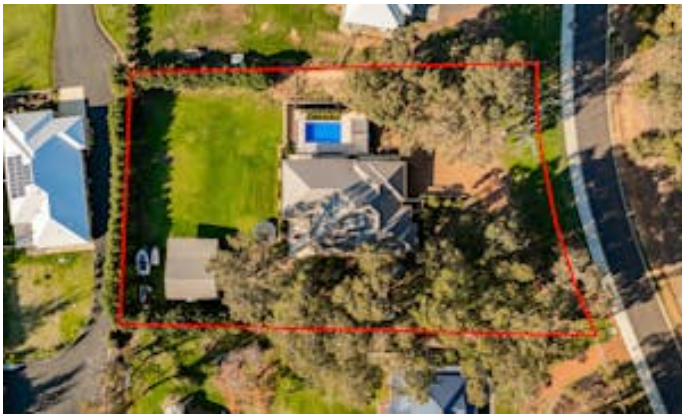
Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!

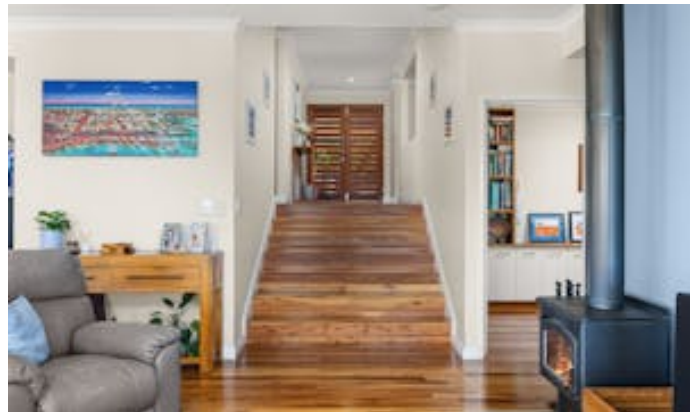
(The sellers reserve the right to sell prior) Register to watch the auction at openn.com.au

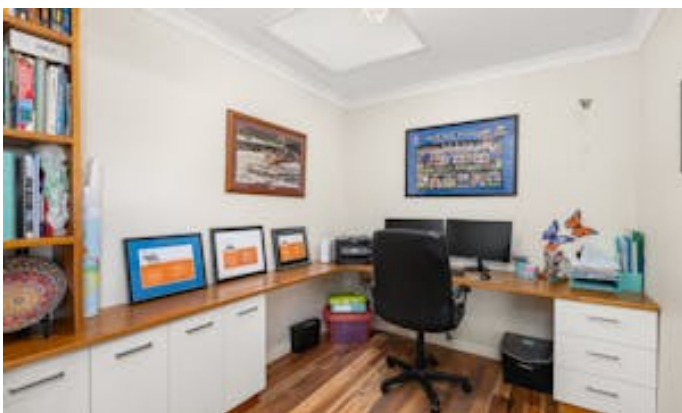
Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an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

Other features: Area Views, Bush Retreat, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops

- Land Area 4,005.00 square metres
- Building Area: 237.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- 4 car garage
- Ensuite









Please note: This floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.



71 Waterloo Road, Roelands

