



## FOR SALE

### ALMOST HALF ACRE WITH EASY SHED ACCESS

This 4 bedroom, 2 bathroom, late 60's brick and tile home is located within a short walk to the charming Roleystone Shopping Village. Roleystone is now growing in popularity with its trendy cafe's, bakeries and quirky gift stores, adding to the already popular Araluen Botanic Park and Prestigious Araluen Golf Course. With demand for quality half acre blocks at a premium and a distinct lack of inventory, buyers are turning to the older established homes to begin their tree change.

This property boasts:

- SOLAR POWER SYSTEM
- INSTANTANEOUS GAS HOT WATER
- FRUIT TREES GALORE
- FLAT USABLE 1925 SQM (almost half acre)
- UPGRADED KITCHEN WITH 900MM FREESTANDING OVEN and DISHWASHER
- PLENTY OF ROOM FOR CARS, CARAVANS OR BOATS
- MULTIPLE SHEDS FOR STORAGE
- U SHAPED DRIVEWAY
- LOCATED IN BETWEEN THE ROLEYSTONE SHOPS AND COMMUNITY COLLEGE
- SOLID JARRAH FLOORING

Why pay more when you can have the extra accommodation provided by this homely property. Inspect at the next "Home Open" or call today to view. Call James Baylee on 0421 904 469.

4 BED | 2 BATH | 2 CAR

#### PRICE:

Buyers Over \$429,000

#### OPEN FOR INSPECTION:

N/A



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# 22 Hilton Road, Roleystone



Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.