



**SOLD**

**NEW LOW PRICE \$439,000**

Leave your expectations at the door, when you enter 405 Brookton Hwy, Roleystone, with surprises around every corner, it is certainly one for the short list. On paper, the property is a 3 bedroom, 1 bathroom (but it would suit a 4x2 buyer) 1977 brick and tile home, with a sunken lounge and master bedroom, whilst bedrooms 2, 3 and the bathroom open to the family room. A wide corridor links the original house to a large, 2 storey garage/games/storage extension that has to be seen to be believed.

The lower level of the extension comprises of a generous 2 car garage, with high ceilings, plenty of room for your toys and tools. To the left of that is a long store room, (you have to keep the xmas tree somewhere right?) and at the back end of that is a small washroom with shower, toilet and sink just enough to wash yourself after working on the car, but not quite a bathroom.

The upstairs can be whatever you want, the massive room is partitioned with a small divider - the space would be ideal for a band practice room, a quilting studio, break dancing space, mega home theatre, artists retreat or parents paradise. The quality of this addition is something else - thick timber beams and plenty of windows to let in the light - what would you use it for?

This property itself sits on 5166sqm - the house is towards the front of the block with the rear being steep unusable land that separates you from your neighbours. There is a sealed driveway with parking for many cars, a massive domed patio for entertaining and a pleasant outlook over the valley.

Disclaimer: "Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but make their own enquiries to satisfy themselves on all aspects. All parties are urged to take legal advice before entering into any contract or agreement regarding the property described herein"

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$435,000**

**OPEN FOR INSPECTION:**  
**N/A**



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