



# FOR SALE

## 3X2 COTTAGE OR IS IT?

6 Bettenay Road, Roleystone is a late 1970's built 3 bedroom 2 bathroom cottage, on a "hills flat" block almost half an acre in size with a big shed and is located less than 500m to the local school and 2.5km to the Roleystone Shopping Centre.

Much of it is original, meticulously maintained by the seller with not a leaf out of place, which is a reflection on the upkeep of this property. As I mentioned, on paper, this is a 3 bedroom 2 Bathroom home, but as you cycle through the photos you'll swear you counted a 4th bedroom. Your eyes do not deceive you, the 4th is actually an enclosed carport under the main roof that the seller uses as a guest enclosure when needed, it is 100% water tight, insulated and is split into a bed/lounge enclosure.

The home itself features:

- Brick/Iron Construction
- Combustion Fire in Lounge Area
- Vaulted Ceilings with Exposed Timber Beams
- Water Tank with Pump for Reticulation
- Solar Hot Water System
- Quarry Tiles Throughout Living areas
- 2x Split System Air Conditioners
- Study Nook
- Double Trough in Laundry
- Robes in all Bedrooms
- Cork Floors in Bed 2 & 3
- Big Shed (Double Car)

Get in touch with James Baylee on 0421 904 469 via text or phone to schedule a private viewing prior to the home open.

3 BED | 2 BATH | 1 CAR

PRICE:

From \$469,000

OPEN FOR INSPECTION:

N/A



**James Baylee**

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