



FOR SALE

SOLD BY JAMES BAYLEE @REALTY

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A 4 bedroom, 3 bathroom, 2 storey home with spectacular views and a realistic seller open to all offers! That's right, if you've been eying this one off for some time, now is the time to strike (while everyone is enjoying their time off) - and secure the buy of the year.

This gorgeous property, located at 127 Soldiers Rd in Roleystone epitomises the hills lifestyle. Perched on a fraction over an acre of land, with breathtaking valley views with a 2 storey 4 bedroom, 3 bathroom home that will quench your desire for a tree change.

Currently owned by one of the area's highly regarded carpenters, you will find a level of craftsmanship second only to that of the Egyptian Pyramids - breathtaking to say the least. This timber home, tastefully clad with colorbond, impresses with a range of features:

- Generous Timber Lined Alfresco Meals
- Hard Wearing Bamboo Flooring
- Massive Kitchen with Stone Tops and Servery to Alfresco
- Ensuite with Claw-footed bath, floor to ceiling tiles and timber ceiling.
- Views from every lookout
- Double Garage
- 274 sqm Living Space
- More living areas than you could ever need
- 4 Bedrooms/ 3 Bathrooms/ 2 Lounge Rooms/ Study AND an Office, Balcony AND Alfresco
- Tranquil and private location
- Fully ducted Daiken reverse cycle air-conditioning
- 100% Woollen carpet with high quality underlay
- Ducted vacuum system & Laundry chute
- Security screens on windows at ground level
- Fully insulated walls and ceiling
- Ample internal storage upstairs and downstairs
- Double roller door garage with storage shelves

Call or text James Baylee on 0421 904 469 or send an online enquiry.

4 BED | 3 BATH | 2 CAR

PRICE:

***SOLD BY JAMES BAYLEE
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OPEN FOR INSPECTION:

N/A



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AREAS:	
GROUND FLOOR	132
GARAGE	49
FIRST FLOOR	142
ALFRESCO	35
BALCONY	18
TOTAL	382m ²

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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.