



1 Delaware Loop, Roelands

## The Perfect Setting for Your Dream Home!

Embrace the tranquility of country living with this expansive 2,023m<sup>2</sup> corner allotment, perfectly positioned within a peaceful rural estate surrounded by rolling hills and quality homes. Offering dual street frontage, this generously sized block provides exceptional flexibility for the design of your dream home, shed and outdoor lifestyle spaces. The gently elevated position captures picturesque rural vistas and creates a stunning backdrop for your future residence.

Enjoy the best of both worlds with a relaxed, community-focused lifestyle while remaining conveniently located just 10 minutes from local shopping facilities and approximately 20 minutes from Bunbury. Offering space, flexibility and stunning rural surrounds, this is the ideal setting to build a home that complements your lifestyle for years to come.

### FEATURES:

- Generous 2,023m<sup>2</sup> corner allotment
- Potential dual street frontage
- Elevated position with scenic rural outlooks
- Plenty of room for a dream home and large shed
- Surrounded by quality homes in a growing rural estate

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 2,023 m<sup>2</sup>

**FOR SALE**  
From \$449,000

### AGENTS

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Milan Kokir  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880



- Structural steel columns and beams erected on engineered concrete pad footings
- Prepared plans for a 2-bedroom modular home available at request
- Peaceful, community-minded location
- 10 minutes to Treendale Shopping Precinct
- 20 minutes to Bunbury CBD

With much of the hard work already completed, this is the perfect opportunity to bring your vision to life. Structural steel columns and beams have already been erected on engineered concrete pad footings, providing a substantial head start on your build.

Plans have also been prepared for a 2-bedroom modular home, which can be made available to interested buyers upon request. Whether you're looking to create a permanent residence, country retreat or investment project, the foundations are already in place for you to make it your own.

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today for more information!

Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## MORE DETAILS

Property ID	1ANJHND
Property Type	Residential
Land Area	2023 m2

### James O'Neill 0451 309 029

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