

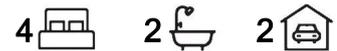
## Roelands, 12 Craigie Drive

### Luxury, Space & Lifestyle in Meadow Landing Estate

Set on a generous 4006m<sup>2</sup> block in the highly sought-after Meadow Landing Estate, this beautifully finished four-bedroom, two-bathroom home offers the perfect blend of space, style, and quality.

Step inside and be impressed by the thoughtful layout and high-end features throughout. The expansive open plan living and dining area with soaring gabled ceilings creates a bright and inviting atmosphere, perfect for everyday living or entertaining. A wood fire adds warmth and charm, while the ducted reverse cycle air conditioning ensures year-round comfort.

At the centre of the home is a well-designed kitchen that will impress any home cook, boasting granite benchtops, modern appliances, and sleek cabinetry. The separate theatre room comes complete with a built-in screen and projector, creating the perfect space for family movie nights.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/17ZZHND](http://ljhooker.com.au/17ZZHND)

**Contact**  
**Pat Shine**  
0438 263 068  
[pat.shine@ljhsouthwest.com.au](mailto:pat.shine@ljhsouthwest.com.au)



**LJ Hooker Property South West WA**  
**(08) 9791 6880**

**Disclaimer:** 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.

The spacious master suite features a walk-in robe, an ensuite with double vanities, a relaxing corner spa bath, and floor-to-ceiling tiles for a touch of luxury. The remaining bedrooms include built-in robes and are generously sized to suit the whole family.

Outside, enjoy year-round entertaining in the newly completed 75m<sup>2</sup> alfresco area, thoughtfully designed with weather blinds, a cosy tile fire, and sleek exposed aggregate flooring, perfect for relaxing or hosting guests in comfort, no matter the season. The impressive 120m<sup>2</sup> fully powered workshop includes a wood fire, two mezzanine floors for extra storage, and an adjoining 55m<sup>2</sup> lean-to with a built-in stainless-steel bench, ideal for the home handyman or hobbyist. With extensive hot-mixed driveways, solar upgrades, and clever additions throughout, this property offers a lifestyle of practicality, comfort, and endless potential.

With the Treendale Shopping Centre and local amenities just minutes away, this home delivers peaceful semi-rural living without compromising on convenience.

Property Highlights:

- 4 spacious bedrooms, all with built-in robes
- Master suite with spa bath and double vanities
- Stunning bathrooms with granite tops and full-height tiling
- Open plan living with feature gabled ceilings and bamboo flooring
- Modern kitchen with granite benchtops and quality appliances
- Wood fire + ducted reverse cycle air conditioning
- Theatre room with built-in projector and screen
- Alfresco with tile fire, weather blinds & exposed aggregate
- Large 120m<sup>2</sup> powered workshop with wood fire and mezzanine floors, plus 55m<sup>2</sup> lean-to with built-in stainless-steel bench
- Upgraded 6kW solar power system and gas-boosted solar hot water
- Double garage with remote access
- Fully reticulated gardens on Wi-Fi-controlled bore
- Chook pen & woodshed
- Built in 2011 by WA Country Builders

This is your chance to enjoy space, style, and a touch of luxury, all in a quiet, family-friendly estate. Contact Pat Shine to arrange your private viewing. This one is truly something special.

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.



**LJ Hooker Property South West WA**  
**(08) 9791 6880**

**Disclaimer:** 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.

## More About this Property

Property ID	17ZZHND
Property Type	House
Land Area	4008 m2

**Pat Shine 0438 263 068**

Sales Consultant | [pat.shine@ljhsouthwest.com.au](mailto:pat.shine@ljhsouthwest.com.au)

**LJ Hooker Property South West WA (08) 9791 6880**

130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



**Disclaimer:** 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.

**LJ Hooker Property South West WA  
(08) 9791 6880**