



Sold

LJ Hooker



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2 Britza Avenue, Roelands




## Elegant Family Home on Expansive Corner Block

Set on an impressive 4,599 m<sup>2</sup> corner block in Roelands, this well-maintained 2005-built home offers space, privacy and endless potential for a growing family seeking room to breathe. Surrounded by beautifully established gardens and manicured lawns, the property delivers a peaceful lifestyle while remaining practical, comfortable and ready for its next chapter. Neat and tidy inside and out, it's a home that has been lovingly cared for and thoughtfully enhanced over time.

Designed with family living in mind, the layout provides multiple living zones and generous accommodation. The renovated kitchen with granite benchtops sits at the heart of the home, flowing seamlessly into the dining and living area that overlooks the patio, lawns and gardens. A separate lounge offers a quiet retreat, while the spacious entry creates an inviting first impression. The king-sized master suite features a huge walk-in robe and large ensuite with large corner bath, complemented by three queen-sized minor bedrooms. Comfort is assured with evaporative air-conditioning and bedroom fans.

Key Features Include:

- 4 bedrooms, 2 bathrooms, 2 car oversized garage
- Renovated kitchen with granite benchtops

4  2  2 

**FOR SALE**  
Sold Prior to Marketing

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
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- Dining and living area overlooking outdoor entertaining and gardens
- Separate lounge room
- King-sized master with huge WIR and large corner bath ensuite
- 3 queen sized minor bedrooms with robes
- Spacious and welcoming entry area
- Oversized garage with upgraded door and internal access
- Evaporative air-conditioning plus ceiling fans (excluding bedroom 4)
- Outdoor pizza oven for entertaining
- Solar power system
- Large workshop with extra-height roller door
- Bore, eco sewerage system, and 23,000L rainwater tank connected to the home
- Reticulated lawns and gardens

With abundant land, excellent existing infrastructure and generous proportions throughout, this property presents outstanding scope to further enhance and personalise to suit your family's future needs. Whether you're a growing family wanting space for children to play, a tradesperson needing room for vehicles and a workshop, or simply seeking a relaxed country lifestyle, this home delivers versatility without compromise. Properties of this size and quality are rarely available, making this a truly rare opportunity to secure space, privacy and long-term potential in the highly sought-after Roelands area.

## MORE DETAILS

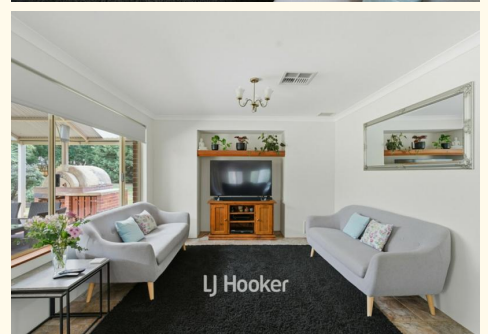
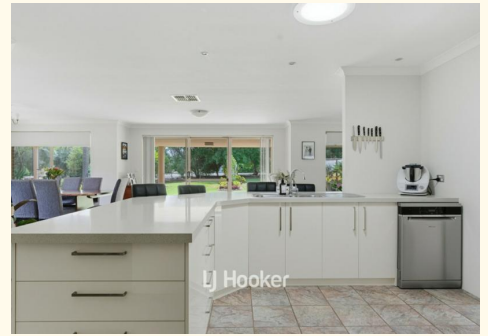
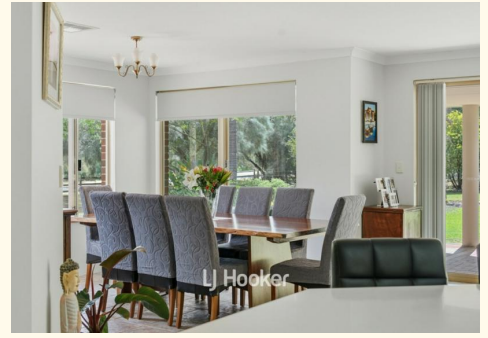
Property ID	19VEHND
Property Type	House
Land Area	4599 m2

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TOTAL: 415 m<sup>2</sup>

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