



69 Livingstone Heights, Roelands

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Elevated Country Living with Panoramic Views & Future Potential

Set on an expansive 2,708m² block, this charming two-bedroom residence offers the perfect blend of country living and outstanding future potential. The property is proposed for two dwellings - a primary residence and an ancillary dwelling - with key services already installed to support both, creating a rare and flexible opportunity for owner-occupiers, extended families, or those planning a future build while comfortably living on site.

Spectacular elevated views stretch across Roeland's and reach as far as Bunbury, best enjoyed from the inviting front verandah. The home showcases warm farmhouse-inspired interiors and a relaxed country atmosphere, complemented by a picturesque rural backdrop. Inside, the beautifully styled country kitchen features blue cabinetry, a classic white farmhouse sink and practical bench space. Wood-look hybrid plank flooring flows through the living area, while the dining zone includes built-in seating, adding charm, character and functionality.

Plans for a proposed second dwelling (primary and ancillary) are

FOR SALE
Offers Over \$799,000

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available on request. Importantly, this is a rare block with no building envelope restrictions, allowing construction within standard setbacks and boundaries.

Property Features:

- Generous 2,708m² block
- Proposed two dwellings: primary residence and ancillary dwelling
- Existing 2-bedroom, 1-bathroom home
- Services already installed to support both dwellings
- Septic installed to service the future primary dwelling
- Water available to the upper portion of the block, ready for connection
- Completed soil testing
- Bushfire assessments completed for both dwellings (separate reports)
- Earthworks completed for driveway with limestone base
- Water filtration system installed on the existing home
- No building envelope restrictions - build within setbacks and boundaries
- Warm farmhouse-style interiors
- Country kitchen with blue cabinetry and farmhouse sink
- Wood-look hybrid plank flooring
- Built-in dining seating

Offering space, views and genuine development flexibility, this Roelands property presents a unique lifestyle and building opportunity rarely found in this setting.

MORE DETAILS

Property ID	19JPHND
Property Type	House
Land Area	2708 m ²

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