



Sold



112 Heritage Drive, Roleystone

Prestigious Lifestyle Living — Araluen Golf Estate

4 Bed, 2 Bath, Theatre, Valley Views, Direct Fairway Access

Discover a rare opportunity to own a stunning family residence in the exclusive Araluen Golf Estate, where luxury living meets natural beauty. Perfectly positioned with private gated access straight onto Fairway 11, this home offers not only a premium address but also an unrivalled lifestyle.

Step inside to soaring 31 course high ceilings and a thoughtfully designed layout featuring a spacious theatre room, a large master suite with ensuite, and a versatile bedroom with its own outside door access. The gourmet kitchen with a scullery, complete with dishwasher and convection oven flows seamlessly into expansive living spaces, warmed by a newly installed wood fire.

Smart, sustainable living is at the forefront, with:

- Electric automatic front gates
- Jet car charger (70Kw, solar default, 12hr charge)
- Tesla battery (13.5Kw)
- Solar panels —5Kw system
- Fi reverse cycle air-conditioning

4  2  2 

FOR SALE
From \$1,350,000

AGENTS

Veronica Hadfield
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AGENCY

LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

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**

- Fi reticulation & alfresco strip lighting
- Built-in sound system in theatre ceiling
- Security cameras for peace of mind
- Enjoy outdoor entertaining under the alfresco while taking in sweeping valley views and abundant birdlife.

Beyond your doorstep, Araluen offers more than just golf:
 Exclusive estate events —bonfires, markets, music & community gatherings
 Discounted golf membership for estate residents
 Walking & hiking trails through pristine bushland
 Country lifestyle with city convenience —just minutes to Armadale's services and only 30 minutes to Perth Airport
 Nearby orchards, wineries & cider houses perfect for leisurely lunches and weekend escapes

This is not just a home —it's a lifestyle in one of Perth's most sought-after semi-rural estates.

Block size: Approx. 2217sqm
 Year Built: Approx. 2019
 Shire Rates: Approx. \$3,100 pa
 Water Rates: Approx. \$289 pa

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MORE DETAILS

Property ID	97PHA2
Property Type	House
Land Area	2217 m2
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels Golf Course Estate

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Measurements are approximate, Representation Only
Please check dimensions on site.



Area Sizes approx
Residence: 230m²
Garage/Store: 47m²
Alfresco/Porch: 36m²
Total: 313m²