




2632 Coalfields Road, Allanson

## Whispers of the Valley

Hidden amongst the rolling valleys of Wellington Forest, this 24.25 hectare estate captures the kind of rare beauty most only glimpse on a weekend drive, a private sanctuary where the rhythm of the bush meets the comfort of modern luxury. With nearly 60 acres of lush pasture, two glistening dams, a natural spring and absolute water frontage to the Wellington Dam catchment, this property isn't just connected to nature, it's fed by it. Every sunrise, every breath of mist, every ripple on the water feels like it belongs only to you.

Step inside the elevated brick residence and you are greeted by warmth and refinement in equal measure. High ceilings and polished hardwood floors flow through every room, amplifying light and space. The kitchen newly renovated and beautifully finished anchors the home with its dark charcoal cabinetry, crisp white benchtops, and sleek stainless steel accents. It's a chef's space, yes, but also a statement in design practical, stylish, and perfectly positioned to capture the outlook across the gardens and treetops. The adjoining living room area glows with natural light and designer pendant lighting, while the adjoining dining area, wrapped in windows, draws the outdoors in with views across the valley.

The living spaces carry an understated elegance, designed for both comfort and connection. The heart of the home where the kitchen,

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### FOR SALE

Offers From \$1,699,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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dining, and living areas flow seamlessly together is warmed by a slow combustion woodfire as an extra option stove in the kitchen, and an additional wood heater between the dining and family room, perfect for those cool Collie evenings and balanced by reverse cycle air conditioning for the summer months. Together, they keep this entire open plan zone perfectly comfortable year round. Expansive windows bathe the area in natural light, while electric roller shutters offer privacy and temperature control when needed. The master suite is both generous and grounded, featuring a large walk through robe, reverse cycle system, and serene views that begin each morning with birdsong and gentle light. Every detail from the renovated bathroom to the subtle textural finishes speaks to care, quality, and timeless style.

Outdoors, life expands effortlessly. A vast undercover alfresco wraps around the home a third of the home, providing an idyllic space for entertaining or quiet morning coffees while overlooking the surrounding valleys. From this elevated position, you can watch the light shift across the hills, see the reflection of sky on the dam, and feel completely removed from the world yet only moments from town. A large double carport adjoins the home, with an additional carport and a powered workshop nearby perfect for tools, toys, or creative projects.

Beyond this generous three bedroom home, the property unfolds like a working postcard. The lower paddocks roll toward the forest edge, while the upper section approximately 40 acres opens into wide grazing land with two pristine dams and panoramic views. The land's topography is ideal for horses, cattle, or simply preserving as your own private wilderness. With the correct approvals, the top section also offers subdivision potential, providing a rare opportunity for future development or generational investment. The main asphalt driveway weaves gracefully through the property, leading from the front gate to the homestead and beyond every turn a reminder of how expansive this estate truly is.

And while the serenity feels worlds away, the location could not be more perfect surrounded by State Forest and nature trails, yet within easy reach of Collie and the South West's hidden gems. Whether you're walking along the water's edge, exploring the nearby bike trails, or simply watching the sun fall across your own private valley, life here flows at a different pace, quieter, richer, and utterly your own.

This is more than a property it's a private world of its own, where peace, space and self sufficiency blend into something truly extraordinary. Opportunities like this don't come twice. To experience the beauty and scale of this lifestyle estate firsthand, contact Matt Blackford on 0405 919 121 and arrange your exclusive private viewing today.

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	18W6HND
Property Type	House
Land Area	24.25 hectare
Including	Air Conditioning
	Toilets (1)
	Fully Fenced

**Matt Blackford 0405 919 121**

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