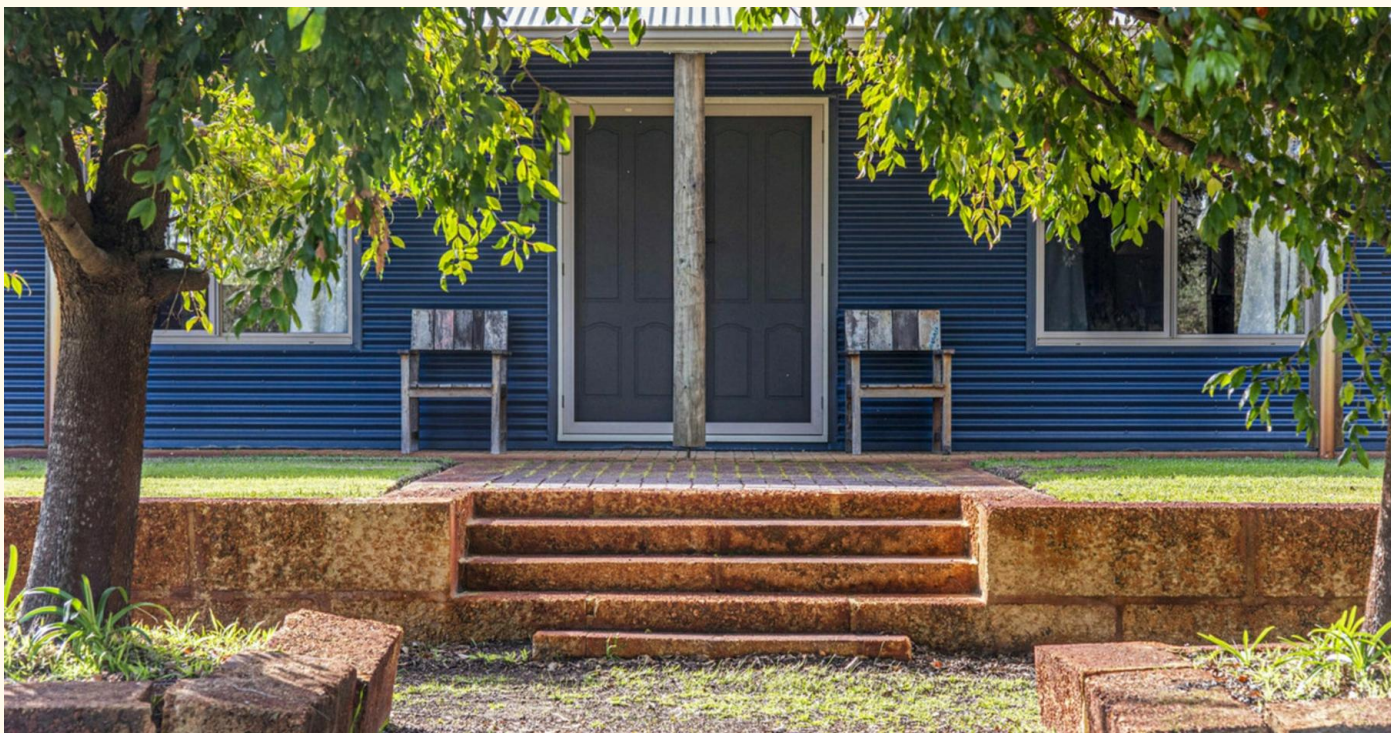




111 Kangaroo Loop, Birchmont

Country Comfort, Space and a Waterside Lifestyle

Set on approximately 2 hectares (around five acres) in the peaceful rural community of Birchmont, 111 Kangaroo Loop offers a comfortable country lifestyle surrounded by established trees, open space and productive gardens.

Built in 2010 by Weststeel Homes, the generously proportioned residence offers approximately 201sqm of internal living space, complemented by wide verandahs that provide plenty of sheltered outdoor space from which to enjoy the property's tranquil setting.

At the heart of the home is a spacious open-plan kitchen, meals and family area. The kitchen includes a new oven and new dishwasher, together with a separate scullery offering additional preparation space and storage. The family lounge area features a wood heater, creating a welcoming place to relax during the cooler months.

The flexible floor plan includes three bedrooms plus a separate office that could also serve as a fourth bedroom. The privately positioned main bedroom features a walk-in robe and ensuite, while bedrooms two and three are located at the opposite end of the home near the family bathroom and laundry.

4 2 2

FOR SALE

\$1,500,000

VIEW

Sat 15th Aug @ 3:00PM - 3:30PM

AGENTS

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Outside, the established lawns create an inviting setting for children, pets and outdoor entertaining. Spend evenings gathered around the firepit, grow fresh produce in the vegetable patch, collect eggs from the chook pen or enjoy fruit from the established trees, which are protected by netting.

A powered 6m x 9m shed provides valuable workshop and storage space, while the substantial 127,000-litre rainwater tank supports the home and country lifestyle.

The property backs onto reserve, enhancing the sense of privacy and providing a natural outlook. Aerial views highlight the home's attractive position among established vegetation, with plenty of usable space surrounding the residence, gardens and outbuildings.

Birchmont offers the freedom of acreage living while remaining within convenient reach of Mandurah, South Yunderup and Pinjarra. Easy access towards the South West makes it a practical base for travel, while the nearby Birchmont boat ramp opens the door to boating, fishing and days spent exploring Mandurah's waterways, rivers, estuary and ocean.

Property Features

- Approximately 2 hectares-or around five acres
- Weststeel Homes residence built in 2010
- Approximately 201sqm of internal living space
- Three bedrooms plus an office or optional fourth bedroom
- Main bedroom with walk-in robe and private ensuite
- Spacious open-plan kitchen, meals and family area
- Separate lounge with wood heater
- Kitchen with new oven and new dishwasher
- Separate scullery
- Family bathroom and separate laundry
- Ceiling fans
- Wide verandahs providing generous sheltered outdoor areas
- Powered 6m x 9m shed
- Approximately 127,000-litre rainwater tank
- Established lawns and mature trees
- Outdoor firepit
- Chook pen
- Netted fruit trees
- Established vegetable patch
- Backs directly onto reserve
- Close to the Birchmont boat ramp
- Convenient access to Mandurah, South Yunderup, Pinjarra and the South West

Offering space, privacy and useful infrastructure in a peaceful setting, 111 Kangaroo Loop is an appealing opportunity for families, lifestyle buyers or anyone seeking room to enjoy a more relaxed and self-sufficient way of life-without giving up access to nearby towns and waterways.

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Ian Watson, Karen Watson, and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4TRGFF2
Property Type	AcreageSemi-rural
House Size	201 m2
Land Area	2 hectare

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