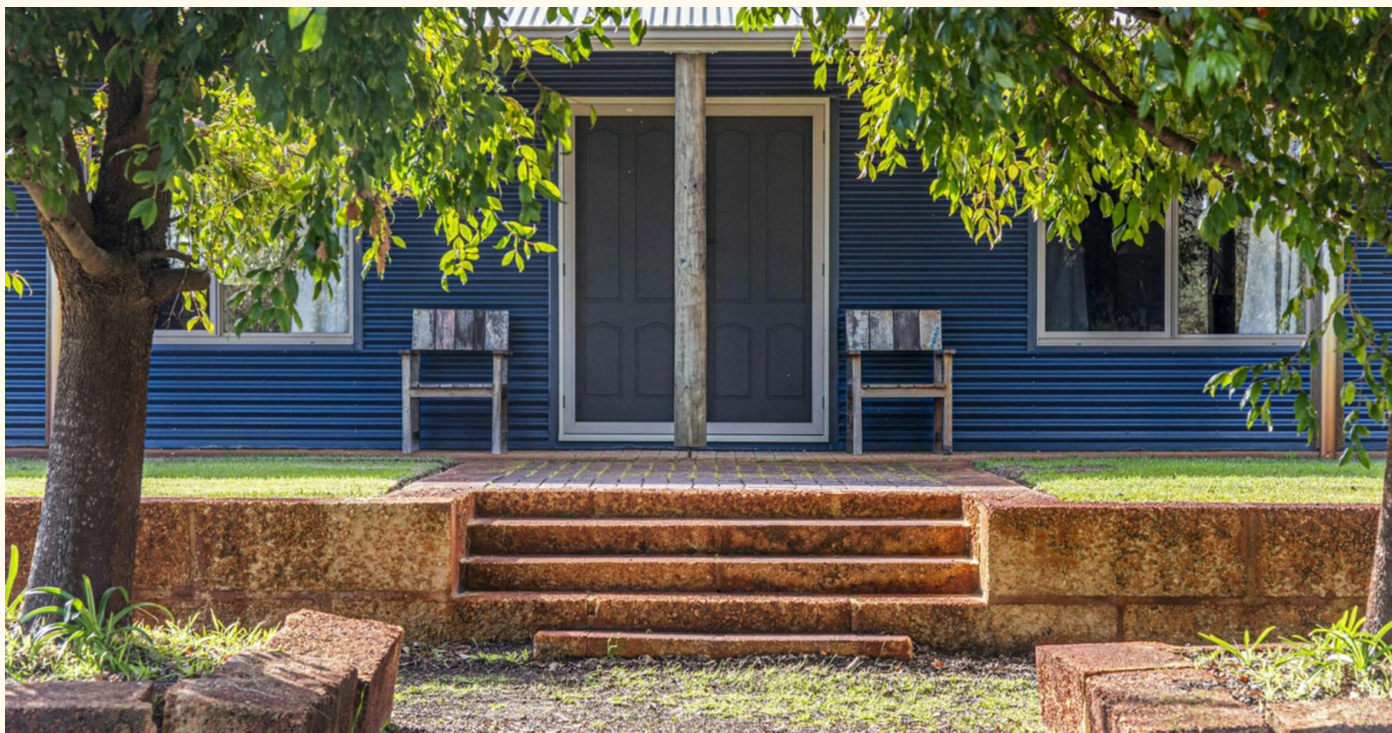




111 Kangaroo Loop, Birchmont

"Five Acres of Room to Breathe - Country Living Minutes from Mandurah"

Set on approximately 2 hectares (around five acres) in the peaceful rural community of Birchmont, 111 Kangaroo Loop offers space, privacy and a genuinely comfortable country lifestyle - all within easy reach of Mandurah, South Yunderup and Pinjarra.

Built in 2010 by Weststeel Homes, this well-proportioned residence offers approximately 201sqm of internal living space, complemented by wide verandahs that make the most of the property's tranquil, tree-studded setting.

A Home Made for Easy Living

At the heart of the home is a spacious open-plan kitchen, meals and family area - the kind of space that naturally becomes the hub of daily life. The kitchen includes a new oven and dishwasher, plus a separate scullery for extra prep space and storage. A separate lounge with a wood heater adds a cosy retreat for the cooler months.

The flexible floor plan offers three bedrooms plus a separate office,

4 2 2

FOR SALE

All Offers Presented \$1,500,000

VIEW

By Appointment

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ideal as a fourth bedroom, home business or study. The main bedroom is privately positioned and includes a walk-in robe and ensuite, while bedrooms two and three sit at the opposite end of the home near the family bathroom and laundry - a layout that suits families wanting a little separation, as well as those working from home.

Room to Live the Lifestyle

Outside, established lawns set the scene for kids, pets and weekend gatherings. Picture evenings around the firepit, homegrown vegetables from the garden, fresh eggs from the chook pen and fruit from the netted trees - a property that supports a more self-sufficient way of life without the upkeep of a larger acreage.

A powered 6m x 9m shed provides valuable workshop and storage space, and a substantial 127,000-litre rainwater tank supports the home and grounds. Backing directly onto reserve, the property enjoys added privacy and a natural, established outlook - with plenty of usable space around the home, gardens and outbuildings.

Location That Works Hard

Birchmont delivers the freedom of acreage living while staying within convenient reach of Mandurah, South Yunderup and Pinjarra, with easy access toward the South West for weekend trips or longer travels. Boating and fishing enthusiasts will appreciate the nearby Birchmont boat ramp, opening up Mandurah's waterways, rivers, estuary and ocean.

Property Features

- Approximately 2 hectares (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

111 Kangaroo Loop offers a rare combination of space, privacy and practical infrastructure in a peaceful rural setting - well suited to families, lifestyle buyers, or anyone looking for room to breathe without giving up easy access to nearby towns and waterways.

For further information or to arrange your inspection, please contact:
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MORE DETAILS

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

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