







111 Kangaroo Loop, Birchmont

Five Acres, Shed and Room to Do Your Own Thing

111 Kangaroo Loop, Birchmont

Fancy a bit of elbow room, somewhere to park the mower and a verandah where you can put your feet up without being on top of the neighbours? This Birchmont property could be just the ticket.

Set on approximately two hectares - around five acres in the old language - 111 Kangaroo Loop offers comfortable country living with space for the family, the chooks and a few projects. Mandurah, South Yunderup and Pinjarra are within convenient reach, so heading for the country doesn't mean disappearing off the map.

Built in 2010 by Weststeel Homes, the residence offers approximately 201sqm of internal living space, with wide verandahs made for a morning cuppa, an afternoon yarn or keeping an eye on the kids while they burn off some steam.

The open-plan kitchen, meals and family area has plenty of room for everyday life. A new oven and dishwasher take care of cooking and cleaning, while the separate scullery gives you extra preparation space and somewhere to tuck away the kitchen clutter when visitors

4 2 2

FOR SALE
All Offers Presented $1,400,000

VIEW
Sun 1st Nov @ 12:00PM - 12:30PM

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arrive.

When the weather turns cool, the lounge with its wood heater is a pretty good spot to call it a day.

There are three bedrooms plus a separate office, giving you options for working from home, studying or using it as a fourth bedroom. The main bedroom enjoys its own end of the house, complete with a walk-in robe and ensuite. Bedrooms two and three sit at the opposite end near the family bathroom and laundry - handy when everyone could do with a little breathing space.

Outside, there's plenty to keep you happily occupied. Established lawns provide room for kids, pets and weekend barbecues, while the vegetable patch, netted fruit trees and chook pen give you a chance to grow a bit, pick a bit and collect breakfast on the way back to the house.

Come evening, pull up a chair around the firepit and settle in for a yarn under the stars.

Then there's the shed. At 6m x 9m and powered, it's ready for tools, storage and those jobs you've been meaning to get around to. A substantial 127,000-litre rainwater tank adds to the practical setup.

The property backs directly onto reserve, providing an established natural outlook and added privacy. With mature trees, gardens and usable space around the home and outbuildings, there's plenty of scope to enjoy acreage living at your own pace.

And if your idea of a good weekend involves a boat and a fishing rod, the nearby Birchmont boat ramp gives you a launching point to explore the region's waterways. There's also convenient access towards the South West when it's time to hitch up and head off.

Here's what's on offer:

Approximately two 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 ensuite

Open-plan kitchen, meals and family area

Separate lounge with wood heater

New oven and dishwasher, plus a separate scullery

Family bathroom, separate laundry and ceiling fans

Wide verandahs for sheltered outdoor living

Powered 6m x 9m shed

Approximately 127,000-litre rainwater tank

Established lawns and mature trees

Firepit, chook pen, netted fruit trees and vegetable patch

Direct reserve boundary

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Nearby Birchmont boat ramp

Convenient access to Mandurah, South Yunderup, Pinjarra and the South West

Whether you're chasing room for the family, somewhere to potter or a country place where you can kick off your boots and unwind, 111 Kangaroo Loop is well worth a look.

Give Ian or Karen a bell for more information or to arrange your inspection.

Ian Watson —0428 887 599
Karen Watson —0419 950 203

LJ Hooker Property Experience South
Proudly servicing Mandurah and the Peel Region.

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







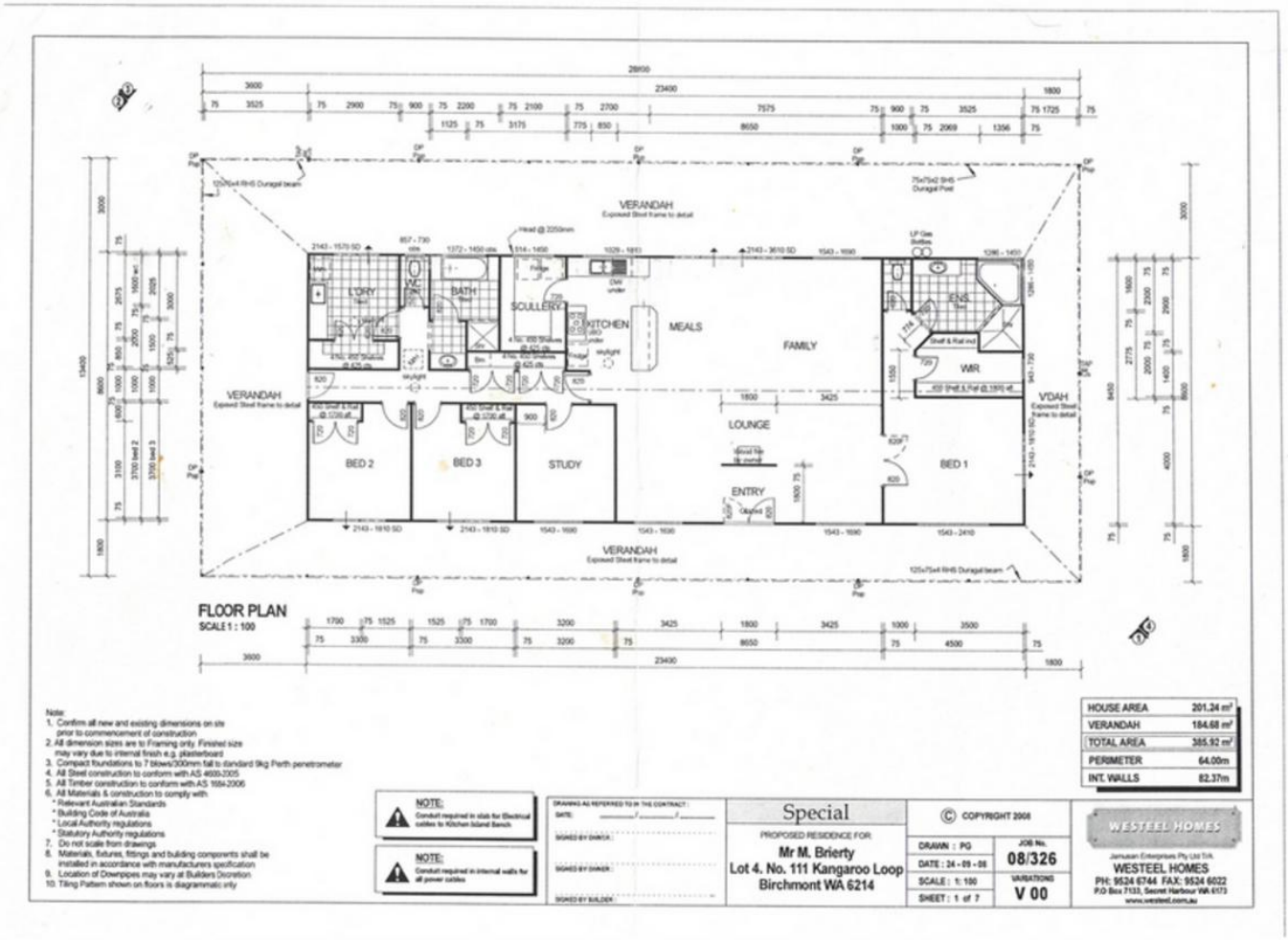




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Note:
1. Confirm all new and existing dimensions on site prior to commencement of construction
2. All dimension sizes are to Framing only. Finished size may vary due to internal finish e.g. plasterboard
3. Compact foundations to 7 blows/300mm fail to standard 9kg Perth penetrometer
4. All Steel construction to conform with AS 4600-2005
5. All Timber construction to conform with AS 1684-2006
6. All Materials & construction to comply with
   * Relevant Australian Standards
   * Building Code of Australia
   * Local Authority regulations
   * Statutory Authority regulations
7. Do not scale from drawings
8. Materials, fixtures, fittings and building components shall be installed in accordance with manufacturers specification
9. Location of Downpipes may vary at Builders Discretion
10. Tiling Pattern shown on floors is diagrammatic only

HOUSE AREA	201.24 m²
VERANDAH	184.68 m²
TOTAL AREA	385.92 m²
PERIMETER	64.00m
INT. WALLS	82.37m

NOTE: Conduit required in slab for Electrical cables to Kitchen Island Bench

NOTE: Conduit required in internal walls for all power cables

DRAWING AS REFERRED TO IN THE CONTRACT
DATE: ____/____/____
SIGNED BY OWNER
SIGNED BY OWNER
SIGNED BY BUILDER

Special

PROPOSED RESIDENCE FOR:
Mr M. Brierty
Lot 4. No. 111 Kangaroo Loop
Birchmont WA 6214

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DRAWN : PG
DATE : 24 - 09 - 08
SCALE : 1: 100
SHEET : 1 of 7
JOB No. 08/326
VARIATIONS V 00

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LJ Hooker