



221 Birch Drive, Birchmont

? Big sheds. ? Big block. ? Big family home. It's all here in Birchmont.

221 Birch Drive, Birchmont —When Size Matters Everywhere

Escape to the peaceful lifestyle you've been dreaming of with this exceptional 2-hectare special rural property in the sought-after Birchmont community. Nestled between the Peel-Harvey Estuary and the natural beauty of Lake McLarty, this home offers the perfect balance of space, comfort, and country charm—all within easy reach of Mandurah and Pinjarra.

The Home

Built in 2008 and thoughtfully renovated, this expansive two-storey residence offers versatility for the whole family:

Downstairs:

2 king-size bedrooms with walk-in robes, new carpet & ceiling fans

2 queen-size bedrooms with built-in robes, new carpet & ceiling fans

5 2 2

FOR SALE

Offers from \$1,395,000

AGENTS

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AGENCY

LJ Hooker Mandurah

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LJ Hooker

Family bathroom with bath

Generous entryway & under-stair storage

Activity room & laundry

Upstairs:

Open-plan family, kitchen & dining area with timber benchtops, induction cooktop, 900mm oven & dishwasher

Large walk-in pantry (with potential to transform into a butler's retreat)

Front deck with picturesque views of Lake McLarty

Big master suite with walk-in robe, ensuite featuring a double shower & spa bath

Screened rear deck overlooking the property

Comfort & Convenience

Ducted reverse-cycle air conditioning

Ducted vacuum system

Fixed wireless NBN

Outside —Room for Everyone & Everything

2 large sheds, one fitted with a 4-tonne hoist & 15-amp power-ideal for projects, hobbies, or extra storage

7kVA solar power system

330,000L rainwater tanks

Submersible bore with reticulation to lawns & paddocks

Well-fenced, ready for pets, ponies, or play

Location —Birchmont Lifestyle

Birchmont is known for its peaceful rural charm, large lifestyle blocks, and close-knit community. Surrounded by nature reserves and waterways, it's a haven for birdlife and outdoor enthusiasts, yet only a short drive to Mandurah's beaches, shopping, schools, and transport links.

Mandurah Forum approx. 30 minutes

Pinjarra approx. 20 minutes

Austin Cove approx. 30 minutes

Perth Airport approx. 1 Hour 15 Minutes

Bunbury approx. 1 Hour

? This property truly has something for everyone-whether you're after room for the family, space for your toys and projects, or simply a slice of country tranquility with modern comforts.

Contact:

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LJ Hooker Property Experience South

Servicing the Mandurah and Peel Regions.

Your rural lifestyle starts here —don't miss out on this rare acreage opportunity.

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 and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4RXEFF2
Property Type	AcreageSemi-rural
House Size	230 m2
Land Area	2.03 hectare

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