

7 Pioneer Place, Birchmont

One of the Nicest Acreage Properties we have had the Privilege to Offer!!




Welcome to 7 Pioneer Place, Birchmont - honestly, this is one of those properties that just feels good the moment you drive in.

Set on around 5 acres (2 hectares) of beautifully established land, it offers that perfect mix of modern family comfort and relaxed country living, without feeling isolated from everything you need.

As soon as you arrive, you notice the privacy. Mature trees, fresh country air, and plenty of space to breathe - it's the kind of place where you can slow down a bit and really enjoy the lifestyle.

Inside, the home has been thoughtfully designed for family living. The high ceilings and open-plan layout make everything feel light, spacious, and welcoming. The kitchen is a real standout too, with stone benchtops, a big 900mm oven, 5-burner gas cooktop, walk-in pantry, and heaps of storage - perfect whether you're cooking for the family or entertaining friends.

There's also a separate theatre room for movie nights, plus a

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VIEW
By Appointment

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 **LJ Hooker**

dedicated study/home office if you work from home or just need a quiet space.

The master bedroom is a proper retreat, complete with plantation shutters, double walk-through robes, and a spacious ensuite. The additional bedrooms are all generous in size, and one even has semi-ensuite access, which is ideal for guests or extended family.

Outside is where this property really shines.

There's a fully screened alfresco area, a separate powered gazebo entertaining space, a feature dam, and loads of usable land. Whether you want room for animals, a hobby farm setup, space for the kids to run around, or simply somewhere peaceful to unwind, this property gives you options.

The 6m x 12m powered shed with dual roller doors is fantastic, and there's also a smaller shed, chook run, shade house, veggie gardens, and fruit trees already established.

It's easy to picture yourself sitting outside in the evenings overlooking the property while the kids explore or the animals graze nearby.

Practical features haven't been overlooked either, with:

- Double garage with internal access
- Solar panels and solar hot water with gas booster
- Ducted reverse cycle air conditioning
- Ceiling fans throughout
- Rainwater tank* Fixed wireless NBN
- Excellent fencing and infrastructure throughout the property

Location-wise, you really get the best of both worlds. You're only minutes from the Peel Estuary and Birchmont boat ramp for boating, fishing, crabbing, and kayaking, close to South Yunderup cafés, a short drive into Pinjarra, and still within easy reach of Mandurah, beaches, shopping, restaurants, and freeway access to Perth or the South West.

If you've been dreaming about more space, a quieter lifestyle, or simply a property where the whole family can spread out and enjoy life a bit more - this one is definitely worth a look.

Properties like this in Birchmont don't come along very often.

Contact:

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LJ Hooker Property Experience South

Servicing the Mandurah and Peel Regions.

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MORE DETAILS

Property ID 4T99FF2
Property Type House
House Size 233 m2
Land Area 2.09 hectare
Including Toilets (2)

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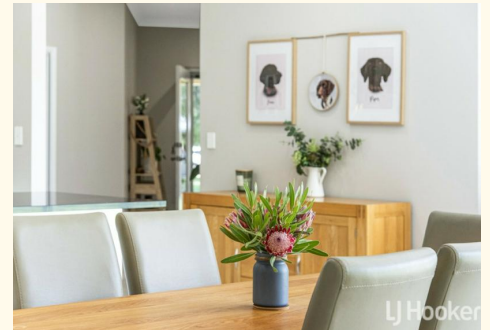
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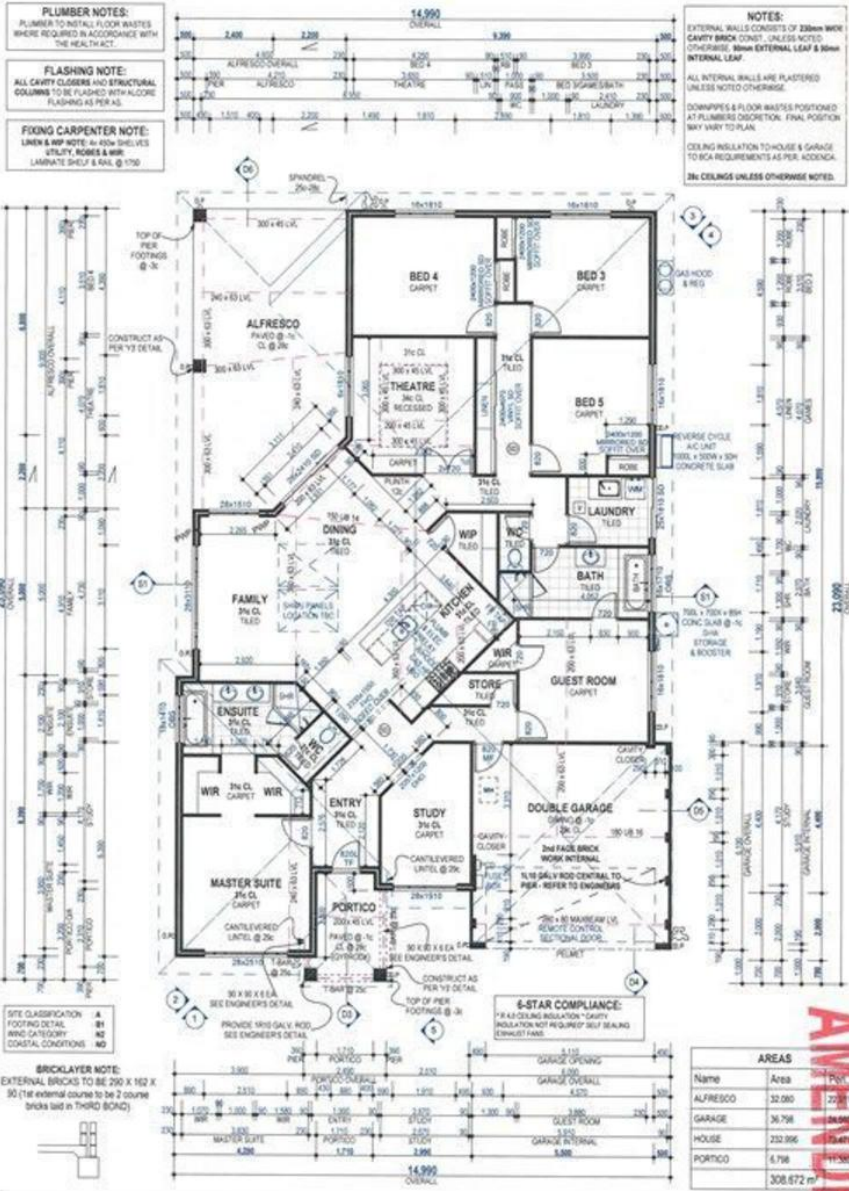
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