







Lot 7 Possum Place, Birchmont

Modern Country Living with Space, Privacy and Waterside Access

Set on approximately 2.28 hectares in a peaceful Birchmont setting, this well-maintained 2022 Shelford Quality Home brings together contemporary family living, practical infrastructure and established outdoor spaces.

Designed with energy efficiency in mind, the home has a 7-star energy rating and approximately 218sqm of internal living space. Generous windows allow plenty of natural light into the home while providing an outlook across the lawns, gardens and orchard.

The central kitchen features Caesarstone benchtops, stainless-steel appliances, a five-burner gas cooktop, 900mm oven, Bosch dishwasher and a substantial island bench with breakfast seating. A separate scullery provides additional preparation space and storage, while the adjoining open-plan living and dining area includes a wood fireplace for added warmth during the cooler months.

An enclosed theatre room provides a comfortable second living area, while the separate study offers a practical place for working from

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FOR SALE
Please Call

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home.

The home includes four bedrooms with built-in storage. The main bedroom has a walk-in robe and ensuite with twin vanities and a large shower, while the remaining bedrooms are fitted with built-in robes. Reverse-cycle air conditioning, LED lighting and a 6kW solar system help support year-round comfort and energy efficiency.

Established Outdoor Areas

The north-facing patio is finished in exposed aggregate and overlooks the rear lawn, enclosed gardens and orchard. It provides an inviting setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

The enclosed and reticulated orchard contains a variety of established fruit trees and vines, including nectarines, peaches, mangoes, lemons, oranges, bananas, apples and seedless grapes. There is also an enclosed vegetable garden and a chicken coop and run.

A paved firepit area provides another relaxed outdoor space to enjoy with family and friends.

At the rear of the property, a gate provides access towards the estuary, offering the opportunity to enjoy fishing, crabbing and kayaking in the surrounding waterways.

Additional Space and Infrastructure

A powered studio shed with an exposed-brick finish includes a kitchenette and bathroom. This adaptable space may suit hobbies, creative pursuits, a home office or other uses, subject to any necessary approvals.

The property is also supported by an approximately 130,000-litre rainwater tank, adding to its practical lifestyle setup.

A Peaceful Location Within Reach of the Peel Region

Birchmont provides a quieter rural lifestyle while remaining accessible to the services and attractions of the wider Mandurah and Peel region.

The local boat ramp provides access to the Peel-Harvey Estuary, connecting boating enthusiasts with Mandurah's extensive waterways and, conditions permitting, the ocean beyond.

South Yunderup is within convenient reach, offering waterside parks, cafés, boat ramps and access to the Murray River and canal network. The historic town of Pinjarra provides shopping, schools, cafés, medical services and attractions along the Murray River, while Mandurah offers major shopping centres, restaurants, beaches, the foreshore, marina precinct and a broad range of recreational and professional services.

Road connections also provide access south towards Bunbury, making the property well positioned for buyers who want space and privacy without feeling completely removed from the region's larger centres.

Features Include
Shelford Quality Home built in 2022
Approximately 218sqm of internal living space
- star energy rating

Four bedrooms with built-in storage
Main bedroom with walk-in robe and ensuite
Twin vanities and large shower to the ensuite

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Open-plan kitchen, living and dining area
Caesarstone kitchen benchtops
Five-burner gas cooktop and 900mm oven
Stainless-steel appliances and Bosch dishwasher
Island bench with breakfast seating
Separate scullery
Enclosed theatre room
Separate study
Walk-in linen cupboard
Wood fireplace
Reverse-cycle air conditioning
LED lighting throughout
Gas hot-water system
6kW solar system with 16 panels
NBN fixed-wireless connection
Double garage
Approximately 2.28 hectares
North-facing patio with exposed aggregate
Established lawns and gardens
Enclosed and reticulated fruit orchard
Enclosed vegetable garden
Chicken coop and run
Paved firepit area
Access towards the estuary
Nearby boat-ramp access to the Peel-Harvey Estuary
Powered studio shed with kitchenette and bathroom
Approximately 130,000-litre rainwater tank
Wetland and native bushland surroundings
Convenient access to South Yunderup, Pinjarra and Mandurah
Road connections south towards Bunbury

Lot 7 Possum Place offers a well-established lifestyle property with a modern home, productive gardens and room to enjoy the outdoors. Its sense of space, privacy and connection to the surrounding landscape is best appreciated during an inspection.

School bus available.

Contact:

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LJ Hooker Property Experience South
Servicing the Mandurah and Peel regions

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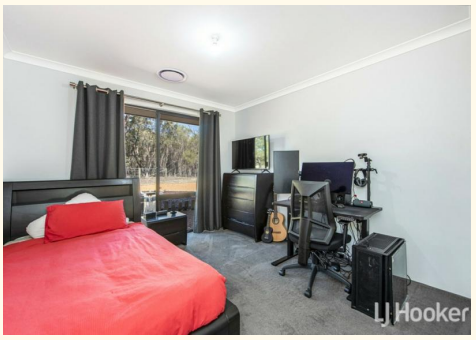
MORE DETAILS

Property ID	4TQFFF2
Property Type	House
House Size	218 m2
Land Area	2.28 hectare

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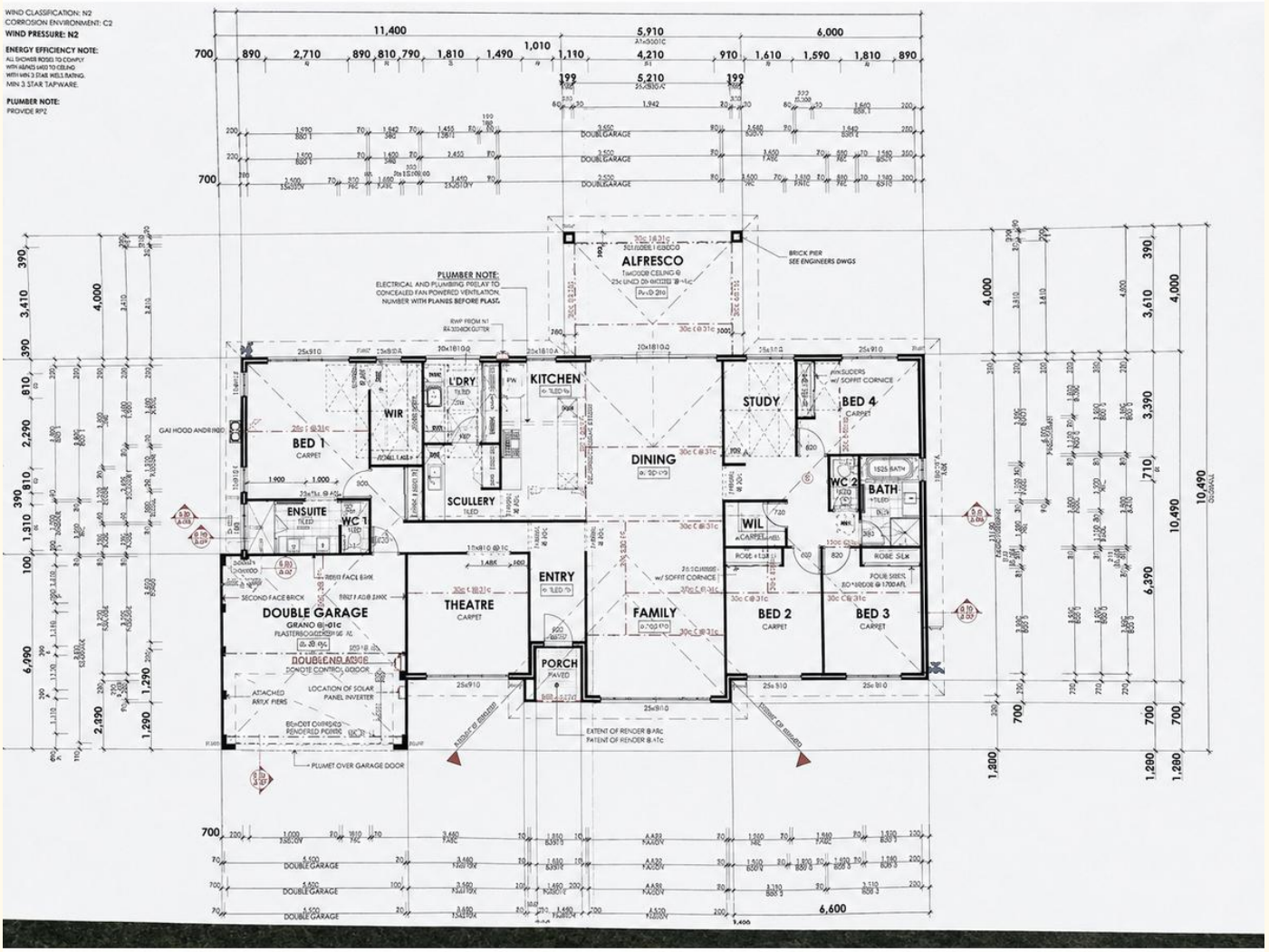








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