



Crooked Brook, 100 Holland Loop

PREMIUM LIFESTYLE RETREAT

Your Rural Haven Awaits! set on a sprawling 1.02ha lifestyle block just minutes from Boyanup and Dardanup and 20 minutes to Bunbury CBD, this exceptional property offers contemporary luxury and rural charm. With a spacious 305m² home, outstanding outdoor features, and a premium shed, this property delivers the ultimate in functionality, privacy, and sophistication.

Main Features Include:

Spacious and Sophisticated Living:

Designed with comfort and elegance in mind, this home offers three expansive living areas, including a theatre and games room, providing endless options for relaxation or hosting guests. Ducted air conditioning throughout ensures every season is enjoyed in comfort. The master suite is an indulgent retreat, featuring a walk-in robe and a deluxe ensuite complete with premium fittings and a resort-style double shower.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
From \$1,300,000

View
ljhooker.com.au/16S2HND

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LJ Hooker Property South West WA
(08) 9791 6880

Premium Shed Facilities:

The impressive 15m x 10m shed is built for both practicality and versatility. Equipped with 3-phase power, the shed also features 4m eaves and three roller door entrances. The left-hand bay offers extra height, perfect for accommodating a caravan, while the right-hand bay includes two 1.5m² sections of reinforced concrete-200mm thick-prepped to support a 2-post hoist.

Power Offset with Advanced Solar Technology:

This property boasts a cutting-edge SolarEdge system, often referred to as the "Mercedes of solar." The setup includes a fully optimized battery-ready system with a 5kW 3-phase inverter and 6.65kW of panels, offering online monitoring for both the client and the installer. The system is backed by a 25-year structural and performance warranty on the panels and a 12-year warranty on the inverter, providing efficiency and reliability for years to come.

Entertainer's Kitchen:

The well-appointed kitchen is a chef's delight, offering stone benchtops, a 900mm Westinghouse electric oven and stove, a walk-in pantry/scullery, and an expansive island bench. Its open-plan design flows seamlessly to the alfresco area, perfect for hosting gatherings while enjoying picturesque views.

A Canvas for Your Dream Outdoors:

Start fresh with this property's state-of-the-art 76m deep bore reticulating all lawns and gardens and an impressive 169,000-litre rainwater tank. Ready to support future landscaping, this setup provides ample water to transform the blank canvas into the lush retreat you've always imagined.

Versatile Alfresco Area with a View:

The expansive outdoor alfresco area is thoughtfully designed with exposed aggregate flooring and direct access from both the kitchen and the third living area or games room. Overlooking a dedicated children's playground, this space offers endless options for relaxation, entertaining, or simply enjoying the view while keeping an eye on the little ones.

Ready-to-Go Connectivity:

Stay connected with a fully set-up Starlink internet system, complete with WiFi extenders powered by the solar system. This property is technology-ready for modern lifestyles.

Additional Features:

- Two instant hot water systems ensure you'll never wait for hot water in this generously sized home.
- Stylish alfresco area designed for year-round entertaining.
- Contemporary vinyl plank flooring in high-traffic areas, complemented by plush carpeting in the bedrooms and theatre.

"A Lifestyle of Luxury and Functionality"

This premium property combines contemporary living with rural charm, making it ideal for families, entertainers, or anyone seeking a peaceful retreat. With quality finishes, expansive spaces, and thoughtful design, it's a home that caters to every lifestyle need.



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Contact Ben Lloyd today to schedule an inspection or request more information. Your dream lifestyle starts here!

More About this Property

Property ID	16S2HND
Property Type	AcreageSemi-rural
House Size	305 m2
Land Area	1.02 hectare
Including	Air Conditioning Outdoor Entertaining

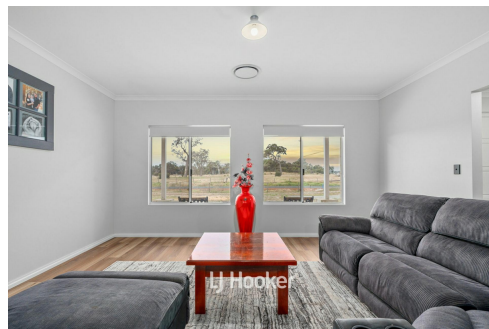
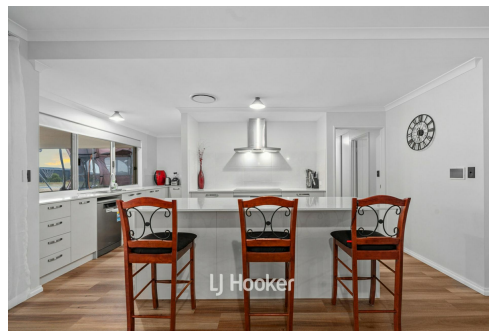
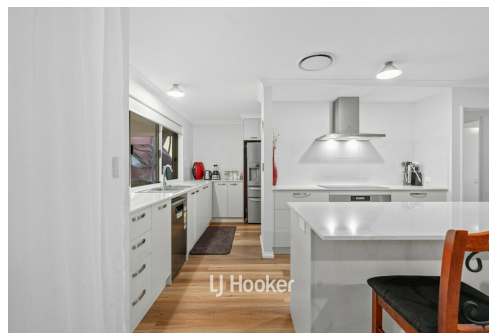
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