



44 Keenan Road, Dardanup West

## Modern Lifestyle Property with Space, Comfort & Sustainability!

Step inside this beautifully finished Dale Alcock built residence and experience a thoughtfully designed interior that perfectly blends luxury with everyday functionality. At the heart of the home is a stunning gourmet kitchen featuring premium Caesarstone benchtops throughout, delivering both elegance and practicality for everyday living and entertaining. Multiple expansive living zones, including a dedicated theatre room and a large activity/games room, provide exceptional versatility for the whole family. The spacious open plan living area seamlessly extends out to the impressive 8x8m patio entertaining area, creating the ultimate indoor-outdoor lifestyle while capturing the peaceful surrounds of the property.

Practicality and self-sufficiency are equally well catered for, with a 12x8m powered shed complete with 15-amp power, a bore supplying drinkable quality water, and a substantial 114,000L water tank. Energy efficiency is also a standout feature, with 20 solar panels and a 5kW battery storage system helping to reduce ongoing costs while maximising off-grid capability. Designed for comfort, functionality, and relaxed rural living, this exceptional property offers the complete lifestyle package in sought-after Dardanup West.

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### FOR SALE

From \$1.45 Million

### VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

### AGENTS

James O'Neill  
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Milan Kokir  
0403 597 101  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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.

 LJ Hooker

## FEATURES:

- Quality Dale Alcock home, completed in 2021
- Stylish Caesarstone benchtops featured throughout the home
- Spacious open plan living designed for modern family living
- Luxurious master suite complete with roller shutters, walk-in robe and private ensuite
- Generous minor bedrooms all fitted with built-in robes
- Dedicated theatre room for the ultimate movie nights
- Large activity/games room offering flexible family living space
- Ducted reverse cycle air-conditioning for year-round comfort
- Expansive 8x8m patio entertaining area overlooking the peaceful surrounds
- Tinted windows for added privacy and energy efficiency
- Security screens fitted to all external doors
- ATU septic system installed
- Huge 12x8m powered workshop with 15-amp power
- Bore supplying drinkable quality water
- Massive 114,000L water tank for excellent water storage
- Energy-efficient setup with 20 solar panels (8kW) and 5kW battery storage system
- Bore-connected water supply to troughs and chook pen
- Reticulated lawns for easy maintenance and year-round greenery
- 4km to Dardanup Town\*
- 20 minutes drive to Eaton and Bunbury\*

Council Rates: \$3,095.14\*  
Approximate only \*

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## MORE DETAILS

Property ID	1AFEHND
Property Type	House
Land Area	1.48 hectare

### James O'Neill 0451 309 029

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### Milan Kokir 0403 597 101

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