

78 Bailey Loop, Dardanup West

## 5 Acre Lifestyle Property complete with Rural Charm, Pool, Shed & Equine Facilities

Positioned on a picturesque 5-acre lifestyle holding in sought-after Dardanup West, this beautifully presented 2015-built farmhouse-style residence offers the perfect blend of rural charm, modern comfort and exceptional outdoor living.

Thoughtfully designed for families seeking space and versatility, the home delivers a warm and inviting atmosphere from the moment you arrive. At its heart, the expansive open-plan kitchen, meals and family area is enhanced by a wood fireplace - creating a cosy central hub ideal for both everyday living and relaxed entertaining. The kitchen offers ample bench space and storage, seamlessly connecting with the indoor and outdoor living zones.

A separate theatre/games room provides additional living flexibility, perfect for movie nights or a kids' retreat, while a dedicated study offers an ideal work-from-home setup.

Accommodation includes four well-sized bedrooms, with the primary suite enjoying its own private outlook with French doors opening out to

4 2 0

**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

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Interested parties must rely solely on their own enquiries.

**LJ Hooker**

the verandah and pool area, large walk-in robe and ensuite bathroom, while the remaining bedrooms all feature built-in robes and are serviced by a central family bathroom. Ceiling fans throughout the home ensure year-round comfort, complementing the home's relaxed country feel.

Wrapping around the residence, the expansive decked verandah creates a true lifestyle feature - offering multiple vantage points to take in the surrounding landscape and providing the perfect setting for entertaining or unwinding. This is further enhanced by a fully equipped outdoor BBQ/kitchen area, ideal for hosting family and friends.

Outdoors, the property is exceptionally well set up for both lifestyle and functionality. A below-ground fibreglass swimming pool offers a refreshing escape during the warmer months, while the large machinery shed/workshop with additional caravan or boat shelter provides excellent storage and workspace options.

Equine enthusiasts will appreciate a horse shelter in the rear paddock along with a large enclosed tack room, fenced paddocks and round yard, while additional features such as a bore, rainwater tank and solar power system contribute to the property's self-sufficiency and long-term sustainability. A large bird aviary adds further versatility for those with a passion for animals.

Despite its peaceful rural setting, the property remains conveniently close to the Dardanup townsite, where you'll find a welcoming community along with everyday amenities including a general store, bakery, tavern, post office and choice of two local public and private primary schools along with bus services to major senior schools in the Bunbury area. Larger shopping, medical and retail facilities are just a short circa 15 minute drive away in Eaton and Bunbury, ensuring a perfect balance between country living and modern convenience.

This is a rare opportunity to secure a well-appointed lifestyle property that offers space, comfort and endless possibilities in one of the region's most desirable rural pockets.

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

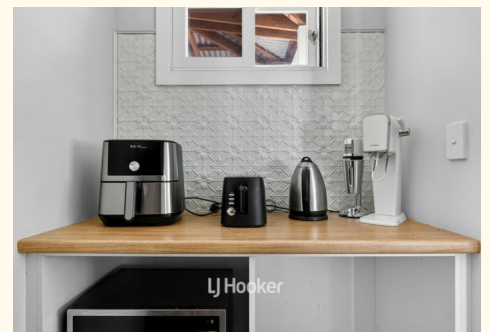
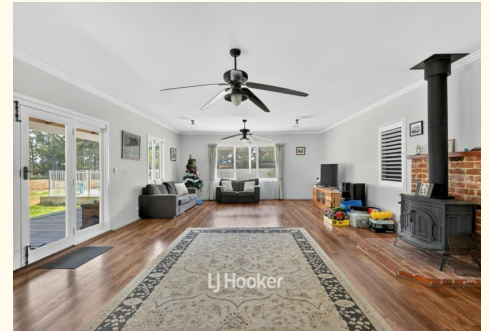
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|---------------|--------------|
| Property ID   | 1A5PHND      |
| Property Type | House        |
| Land Area     | 2.03 hectare |

**Simon Bushell 0411 929 198**

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Please note this floor plan is for marketing purposes and is to be used as a guide only.  
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