



134 Newnham Road, Lake Clifton

3 1 5

## Spectacular Setting, Ultimate Privacy - 4.11 Hectares!

Presenting 134 Newnham Road, Lake Clifton.

Positioned on 4.11 hectares (approximately 10 acres) and backing directly onto the breathtaking Lake Clifton, this renovated country retreat offers space, serenity and modern comfort in one incredible package.

### The Home:

- Renovated main residence with 3 bedrooms, 1 bathroom & 2 W/C's
- Second toilet conveniently located outside, ideal for entertaining or when working outdoors
- Two separate living areas
- Beautiful wraparound veranda
- Extensive covered entertaining areas
- Fireplace for cosy winter nights
- Air conditioning to the main bedroom and living area
- The newly renovated kitchen is a true highlight, featuring:
- Gleaming marble like benchtops
- Freestanding stainless steel gas cooker with canopy rangehood
- Stainless steel dishwasher

### FOR SALE

Please Call

### AGENTS

Sharnae Gray  
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### AGENCY

LJ Hooker Mandurah  
(08) 9586 5555

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- Extensive cabinetry with excellent storage
- Wooden floors throughout
- Carpet to 3 bedrooms

Enjoy watching the kids play on the huge grassed area through your kitchen window as you prepare dinner. After your evening meal, take a peaceful stroll through the back paddock to the lake's edge and watch the sunset - a daily ritual you'll never tire of. Fully automated reticulation waters all garden beds and lawned areas, pumped directly from the bore for easy, low-maintenance living.

#### Outdoor & Lifestyle Features:

- Wraparound patio perfect for year-round entertaining
- Heated jet spa
- Three powered workshops
- Near-new three-car garage (under 12 months old)
- Outdoor retreat room / studio space
- Two chook pens
- Established vegetable gardens
- 25,000L rainwater tank
- Bore with reticulation
- Livestock permitted (1 horse & up to 18 sheep, subject to shire approval)

#### Location Highlights:

- Backing onto beautiful Lake Clifton, known for its natural beauty
- 5 minutes to Forrest Highway for easy access to Perth & Bunbury
- 8 minutes to Lake Clifton Thrombolites
- 15 minutes to public & private schools
- 15 minutes to Dawesville Shopping Centre
- 15 minutes to Preston Beach
- 20 minutes to Miami Plaza, Falcon
- 30 minutes to central Mandurah
- Close to Yalgorup National Park, boutique wineries, breweries & the Estuary for fishing and crabbing
- 40 minutes to Bunbury Farmers Market
- Just over 1 hour to Perth CBD

A rare opportunity to secure lakefront acreage living with modern comforts and unbeatable lifestyle appeal.

Viewings available by appointment on request.

Shire Rates per annum Approx- \$2500.

**DISCLAIMER:** This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Sharnae Gray and LJ Hooker Property Experience provides this information without any express or implied warranty as to its accuracy or currency.

## MORE DETAILS

Property ID 4SYGFF2  
Property Type House  
Land Area 10 acre  
Including Toilets (2)

**Sharnae Gray 0439 330 460**

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**TOTAL: 152 m<sup>2</sup>**  
 1st floor: 152 m<sup>2</sup>  
 EXCLUDED AREAS: COVERED PATIO: 88 m<sup>2</sup>, PORCH: 42 m<sup>2</sup>, WALLS: 8 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.