



134 Newnham Road, Lake Clifton

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A Rare Offering, Luxury Acreage on the Shores of Lake Clifton

Privately positioned on 4.11 hectares (approximately 10 acres) with breathtaking views across Lake Clifton, this beautifully presented lifestyle estate offers a rare blend of tranquillity, space and refined country living.

Backing directly onto the lake with your own private gated access to the shoreline, this exceptional property captures the very essence of relaxed luxury where peaceful sunsets, wide open space and modern comforts come together effortlessly.

The Residence -

The home features 3 bedrooms, 1 bathroom, combining warmth, comfort and timeless country charm. Beautifully updated throughout the main living spaces, the residence presents a welcoming blend of modern enhancements and relaxed rural character, while still offering scope to further personalise certain areas over time.

Designed for both relaxed family living and entertaining, the home includes:

Two separate living areas

Expansive wraparound verandah framing stunning rural and lake views

Extensive covered outdoor entertaining areas

FOR SALE

Offers Over \$1,199,000

VIEW

By Appointment

AGENTS

Sharnae Gray

0439 330 460

sharnae.gray@ljhpxp.com.au

AGENCY

LJ Hooker Mandurah

(08) 9586 5555

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Cosy fireplace for winter evenings
Air conditioning to the main bedroom and living area
Beautiful timber flooring throughout with carpeted bedrooms
At the heart of the home, the renovated kitchen has been designed to impress, featuring:
Elegant marble-look benchtops
Freestanding stainless steel gas cooker with canopy rangehood
Stainless steel dishwasher
Extensive cabinetry and generous storage
Prepare dinner while overlooking the expansive grassed grounds and peaceful surrounds, then enjoy an evening stroll through your own private paddock to the lake's edge via exclusive gated access, an everyday lifestyle few properties can offer.

Outdoor & Lifestyle Features-

Private gated access directly to Lake Clifton
Stunning views across the lake and surrounding countryside
Freshwater dam
Wraparound entertaining patio perfect for year-round gatherings
Heated jet spa
Three powered workshops
Near-new 5 car garage which is 3 Phased
Outdoor retreat room / studio
Established vegetable gardens and two chook pens
25,000L rainwater tank
Bore with fully automated reticulation servicing all lawns and gardens
External second toilet
Livestock permitted

Location Highlights

Offering peaceful acreage living without sacrificing convenience:
Approximately 5 minutes to Forrest Highway
8 minutes to the Lake Clifton Thrombolites
15 minutes to schools and Dawesville Shopping Centre
15 minutes to Preston Beach
20 minutes to Falcon and Miami Plaza
30 minutes to Mandurah CBD
Close to Yalgorup National Park, boutique wineries, breweries and the estuary for fishing and crabbing
Approximately 40 minutes to Bunbury Farmers Market
Just over 1 hour to Perth CBD

A truly rare offering combining premium lakefront acreage, private access to one of the region's most breathtaking natural landscapes, and a lifestyle defined by serenity, privacy and modern comfort.

Shire Rates Approx. \$2,500 per annum.

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
Sales Executive | sharnae.gray@ljhpxp.com.au

LJ Hooker Mandurah (08) 9586 5555
68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au



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TOTAL: 152 m²
 1st floor: 152 m²
 EXCLUDED AREAS: COVERED PATIO: 88 m², PORCH: 42 m², WALLS: 8 m²

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

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