



30 Coolilup Road, Ludlow

## Exceptional Multifamily Living on 50 Acres

This rare opportunity offers two beautifully appointed homes under one roof-perfect for extended families or dual living. Set on 50 fully fenced acres, enjoy privacy, space, and a taste of rural life just 12 minutes from Busselton.

### Main Residence

Spacious and light-filled, featuring:

- Gourmet kitchen with stone benchtops, scullery & computer nook
- Multiple living zones including theatre, activity room & open-plan family area
- Luxurious master with ensuite and walk-in robe
- Three additional bedrooms, modern family bathroom
- Double-glazed windows, high ceilings, reverse-cycle A/C
- Huge alfresco, 4-bay garage with internal access

### Second Residence

- 2 bedrooms, 1 stylish bathroom
- Cathedral ceilings, theatre/office room
- Modern kitchen & laundry, electric fireplace

### Outdoor Highlights

- Fully automated pool (8.5m x 4.1m), semi-enclosed alfresco

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.

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### FOR SALE

Offers From \$2,750,000

### AGENTS

Karen Kemp  
0417 178 098  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880



- Massive shed (42m x 12m + 12m x 8m lean-to), powered with concrete flooring
- 3 rainwater tanks (over 340,000L total), bore, solar panels, filtration system
- Reticulated lawns, art studio, electric gate & fencing
- Approx. 100 hay rolls annually from rich, limed paddocks

Built in 2019, this lifestyle property offers unmatched versatility, comfort, and rural charm.

Act fast-opportunities like this are incredibly rare!

Don't miss out!!! Call Karen Kemp today on 0417 178 098

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	173FHND
Property Type	AcreageSemi-rural
Land Area	21.14 hectare
Including	Air Conditioning
	Pool
	Dishwasher
	Outdoor Entertaining
	Workshop
	Secure Parking
	Remote Garage
	Solar Panels
	Water Tank

**Karen Kemp 0417 178 098**

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**LJ Hooker Property South West WA (08) 9791 6880**

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