



111 Bush Retreat, Nambeelup

Room for Everyone, Space for Everything ? This one ticks all the boxes.

Let me tell you about a property that could be exactly what you've been searching for.

Acreage
 4x2x2 House
 2x1 Granny Flat
 Pool with in ground cover
 10mx17m Shed
 Close to Mandurah
 Easy Freeway Access
 Ducted R/C Airconditioning
 Wood Heater
 20kw Solar Panels
 New Heat Pump Water Heater to main house
 4000sqm Building envelope
 Bore

111 Bush Retreat, Nambeelup offers approximately 2.94 hectares of space, privacy and flexibility, but you won't have to give up the

6 3 2

FOR SALE

\$1,599,000

VIEW

Sun 20th Sep @ 11:00AM - 11:30AM

AGENTS

Ian Watson
 0428 887 599
iwatson.mandurah@ljhooker.com.au

Karen Watson
 0419 950 203
kwatson.mandurah@ljhooker.com.au

AGENCY

LJ Hooker Mandurah
 (08) 9586 5555

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.



convenience of being close to town. Mandurah and Pinjarra are both within easy driving distance, along with freeway access, schools, shopping and medical facilities. The beaches, waterways and boating lifestyle of the Peel region are also close enough to enjoy whenever you like.

The property would particularly suit a family wanting room to spread out or anyone needing separate accommodation for parents, adult children or guests.

Inside the main residence, there's plenty of space for everyone. The master bedroom has a large walk-in robe and generous ensuite, while the remaining bedrooms are comfortably sized. You'll also find a separate theatre room, a dedicated office and a spacious open-plan kitchen, dining and family area.

A wood fireplace makes the main living area especially inviting in winter, while ducted reverse-cycle air conditioning provides year-round comfort.

One of the things you'll really appreciate is how well the home connects with the outdoor entertaining area. The covered patio looks across the newly completed below-ground swimming pool, making it a great place to relax, entertain friends or spend time with the family.

Then there's the shed-and it's not a small one. Measuring approximately 10m x 17m, it provides an enormous amount of space for vehicles, machinery, storage, hobbies or a serious workshop setup.

The property is also equipped with:

- A 20kW solar power system
- Heat-pump hot-water system
- Scheme water and a bore
- Three-phase power available
- EV charging outlet in the garage
- Approximately 10m x 17m shed

The separate two-bedroom granny flat is another major advantage. It's fully self-contained, with open-plan living, split-system air conditioning, wheelchair access and a spacious main bedroom with a walk-in robe. It gives extended family or guests their own independence while still keeping everyone close by.

There is also approval in place for kennels, subject to continued compliance with the applicable approvals and regulations.

To put it simply, if you told me you wanted a substantial family home, separate accommodation, a pool, a huge shed and nearly three hectares of space-without moving too far away from Mandurah-I'd suggest you come and see this one.

111 Bush Retreat isn't just about having more land. It's about having more options, more privacy and more room to create a lifestyle that works for you.

Please note: The property is not suitable for livestock.

For further information or to arrange your inspection, please contact:
Ian Watson —0428 887 599
Karen Watson —0419 905 203

LJ Hooker Property Experience South
Proudly servicing Mandurah and the Peel Region.
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. Ian Watson, Karen Watson and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4TBNFF2
Property Type	AcreageSemi-rural
House Size	204 m2
Land Area	2.94 hectare
Including	Toilets (3)

Ian Watson 0428 887 599

Sales Executive | iwatson.mandurah@ljhooker.com.au

Karen Watson 0419 950 203

Sales Executive | kwatson.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au





TOTAL: 69 m2
 1st floor: 69 m2
 EXCLUDED AREAS: PATIO: 76 m2, WALLS: 6 m2

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