



111 Bush Retreat, Nambelup

## The Complete Lifestyle Package —Family Living, Granny Flat & Endless Possibilities

If you've been looking for a property where you can genuinely spread out, relax, and enjoy a bit of freedom without feeling isolated from everything, this place is definitely worth a look.

111 Bush Retreat in Nambelup has that really nice balance between peaceful acreage living and everyday convenience. You've got nearly 3 hectares of land, plenty of room around you, but you're still only a relatively short drive into Mandurah, Pinjarra, the freeway entries, shops, schools, medical facilities, and all the beaches, estuary lifestyle, cafes, and boating the Peel region is known for.

The home itself is really well set up for family living. The master bedroom is huge with a great-sized ensuite and walk-in robe, and the rest of the bedrooms are all proper sizes too, not the tiny minor rooms you sometimes see these days.

There's also a separate theatre room, an office if you work from home, and a big open-plan kitchen, dining, and living area that feels like the true heart of the home. The wood heater gives it a really

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### FOR SALE

Offers from \$1,800,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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warm, welcoming feel in winter, while the ducted reverse-cycle air conditioning keeps everything comfortable year-round.

Outside is where the lifestyle really kicks in. The large patio area overlooks the brand-new below-ground pool, so it's easy to imagine summer afternoons with family and friends, BBQs, kids swimming, and just enjoying the space and privacy.

The property is also really well equipped with practical features that make acreage living easier and more affordable:

Massive 20kW solar system

Heat pump hot water system

Scheme water plus bore

- phase power available

EV charging outlet in the garage

The slab is down and the approx 17mx10m shed is paid for and just awaiting erection.

One of the biggest bonuses though is the fully self-contained granny flat. It's a proper setup too, 2 bedrooms, open-plan living, split-system air conditioning, wheelchair access, and a good-sized master with walk-in robe. Perfect for extended family, older kids, guests, or even some extra income potential.

And if someone was looking at running kennels or something similar down the track, there's kennel approval in place.

What really stands out about this property is that it feels like somewhere you could genuinely build a lifestyle around, not just a house on a bit of land. There's space for the kids, room for pets, room for toys, room for entertaining, and enough flexibility to suit all sorts of family situations.

It's the sort of place where you can enjoy the peace and quiet of the country while still being close enough to the coast, Mandurah, and everything you need day to day.

Please be aware this property is not suitable for livestock!!!

Contact:

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LJ Hooker Property Experience South

Servicing the Mandurah and Peel Regions.

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## MORE DETAILS

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

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**TOTAL: 69 m<sup>2</sup>**  
 1st floor: 69 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 76 m<sup>2</sup>, WALLS: 6 m<sup>2</sup>

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