



220 Kargotich Road, Oakford

## Your private slice of country comfort

Proudly Presented by Shagun Ahuja of LJ Hooker Victoria Park Belmont (WA)

Escape the ordinary and step into 2.2 hectares of lifestyle luxury at its finest. Tucked away behind a gated entrance and bitumen driveway, this beautifully renovated 5-bedroom, 2-bathroom haven offers the perfect blend of rural serenity and urban convenience.

### Home Features

- Beautifully renovated and thoughtfully designed, this chef's kitchen is a true centrepiece-fitted with premium finishes and tailored for both everyday ease and culinary flair. At its heart sits the Falcon Professional FXP oven, a high-end appliance that delivers exceptional performance and elevates the entire space. Whether you're roasting a Sunday lamb, baking for the family, or hosting a dinner party, this kitchen is built to impress and inspire.
- Four expansive bedrooms, each designed with generous proportions and built-in robes. The fifth room as a rumpus room, home theatre, or creative studio-your choice.
- Separate study room near the main bedroom, perfect for a nursery
- Ducted reverse-cycle air conditioning ensures total comfort

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**FOR SALE**  
HIGH \$1 MILLIONS

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



through every season.

- Two sleek, modern bathrooms cater to both family life and entertaining with ease.
- Solar Panels already installed, you'll enjoy reduced energy costs and a more sustainable lifestyle

#### Land & Lifestyle

- Over 2 hectares of land for kids, pets, ponies and dreams alike
- Sparkling below ground pool with a glass fence around
- A massive 200sqm shed and hard stand, ideal for storage, hobbies, or embracing the equestrian lifestyle
- Horse lovers will appreciate the dedicated riding arena, 2 horse stables with power, water & fenced paddocks. Dog boundary installed in the front 2 acres.
- Step outside and you'll find a secure chook pen with concrete flooring-perfect for easy cleaning and peace of mind. The grounds are dotted with an abundance of fruit trees, including red and white mulberry, mango, apple, nectarine, guava, orange, lemon, and black sapote. A majestic olive tree anchors the driveway, while flowering plum trees line the front of the home, creating a picturesque welcome all year round.
- The perfect setting to raise a growing family while watching your investment bloom with every passing year.
- High block with good drainage throughout seasons
- Enjoy the scenery while kids play in the dedicated cubby house
- 100,000 litre fresh water tank to service the house and stables
- Fully reticulated grass with a new 5HP pump

#### Location Perks

Despite its peaceful seclusion, you're under 40 minutes from Perth CBD and less than 30 to Fremantle and Coogee Beach. Whether you're working in the city or soaking up the coast, Oakford puts it all within reach.

Lifestyle blocks like this are vanishing fast-and for good reason. With room to breathe, space to grow, and a home that's been thoughtfully updated for modern living, this property is not just a residence-it's a legacy waiting to be built.

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT COPY THIS URL IS A WEB BROWSER  
<https://prop.ps//reK1bOMOEmqX>

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## MORE DETAILS

Property ID 5G9MFFB  
Property Type House  
Land Area 2.2 hectare  
Including Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Built-in-Robes  
Solar Panels  
Water Tank  
Pool

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