






58 Swamp Gum Road, Oakford

## Live your best life

A rare opportunity to secure a true lifestyle estate on a sprawling 5.5-acre parcel, surrounded by mature trees that create a sense of privacy, tranquillity and rural charm. This beautifully maintained four-bedroom, two-bathroom residence offers the perfect balance between family comfort and expansive outdoor living, all within an easy 35 to 40-minute commute to Perth. Properties of this calibre, with established equestrian facilities and such a complete lifestyle offering, are becoming increasingly difficult to find.

The home welcomes you with a warm and inviting front lounge, ideal for quiet evenings, reading, or creating a second living zone for the family. As you move through the residence, the layout opens into a generous main family living area, designed for connection and everyday comfort. The open plan kitchen is a standout feature, offering abundant cabinetry, excellent bench space, an island bench for casual meals, and clear visibility across the living and outdoor areas. It is a practical and well considered space that caters effortlessly to busy households.

The master suite is positioned to provide privacy and retreat, complete with a large walk-in robe and a well appointed ensuite. Secondary bedrooms are good size and two include built in robes, making them ideal for children, guests or multi-generational living.

4  2  3 

### FOR SALE

Please Call

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Interested parties must rely solely on their own enquiries.

 LJ Hooker

The home's layout ensures every family member has room to unwind while still enjoying the benefits of shared living spaces.

Stepping outside, the property truly comes into its own. The alfresco entertaining area is perfectly positioned for year-round enjoyment, offering a peaceful setting where parents can relax while watching the kids explore the expansive grounds. Whether it's weekend gatherings, morning coffees or evening sunsets, this outdoor space becomes an extension of the home's living areas. A substantial 9m x 6m workshop, complete with power and water, provides exceptional versatility for trades, hobbies, storage or future projects.

For equestrian enthusiasts, hobby farmers or families seeking a rural lifestyle with real functionality, the infrastructure here is exceptional. The property includes two stables with Hay shed, both connected to power and plumbing & a 5000L Water Tank, along with four fully reticulated paddocks that provide ample space for horses or livestock. A well established 60 x 20m riding arena with river sand adds to the appeal, offering a ready to use training and exercise space. With room for floats, equipment and future improvements, the property is designed to support a wide range of rural pursuits.

Some features worth taking note

- 5.5 Acre clear & usable DRY block
- All water supplied through the Bore with a tank & filtration system
- Solar HWS with electric boosters
- 5 Split reverse cycle air conditioners
- 6x4 m Gabled Patio
- Separate large carport for Caravan or Tractor
- Chicken pen
- All paddocks with electrified Hotcote fences installed
- Wood fireplace in the home & 2.4 x 2.4m woodshed
- 3 kw solar system
- Aerobic Treatment unit installed
- Very reliable Wireless NBN available in the area

Despite its peaceful, secluded feel, the location remains highly convenient. Major transport routes, local schools, shops and essential amenities are all within easy reach, making this the ideal setting for families who want the freedom of acreage living without sacrificing accessibility. The combination of space, privacy, infrastructure and proximity to Perth makes 58 Swamp Gum Road a truly compelling offering.

This is more than a home - it is a lifestyle estate where families can grow, entertain, ride, explore and enjoy the kind of space that is increasingly rare. With everything already established and ready to enjoy, this property represents an exceptional opportunity to secure your own slice of Oakford's highly sought after rural lifestyle.

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE USE THIS URL

<https://prop.ps/l/1ZnjG8a5ASl>

- \* Disclaimer: While every care has been taken in preparing this advertisement and the approximate outgoings, the information provided has been supplied by the seller and the seller's agent in good faith. However, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers should make their own independent enquiries to satisfy themselves on all relevant matters. Images are for illustrative purposes only.

## MORE DETAILS

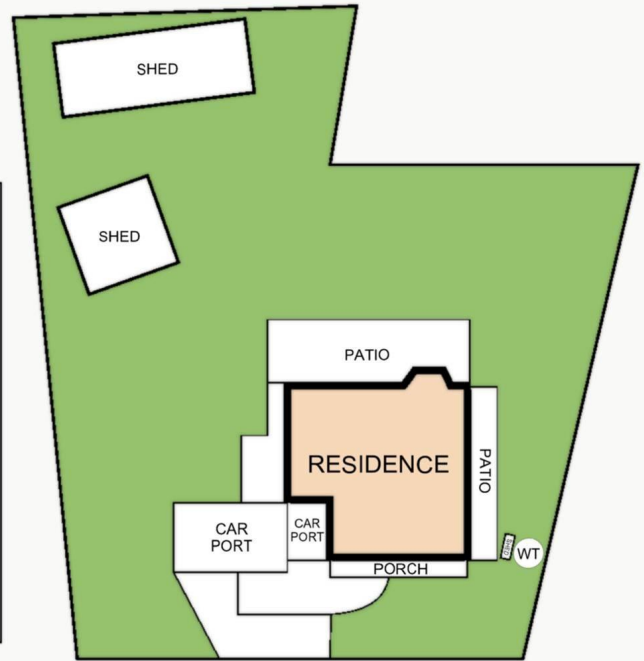
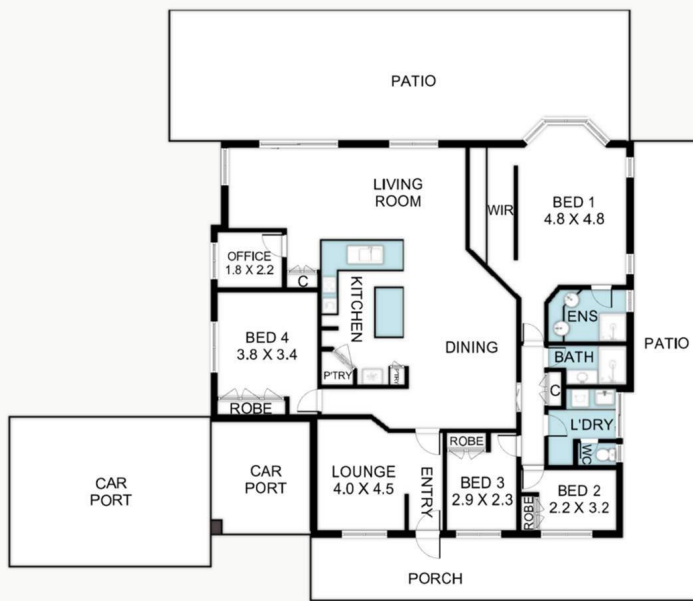
Property ID 5GY8FFB  
Property Type House  
Land Area 5.5 acre  
Including Ensuite  
Air Conditioning  
Solar Panels  
Water Tank  
Solar Hot Water

**Shagun Ahuja 0439 399 955**  
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58 Swamp Gum Rd, Oakford WA 6121

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in measurements of doors Windows rooms and any other items are approximate and no responsibility is taken for any error omission or misstatement . This plan is for illustrative purposes only and should be used as such by any prospective purchaser.