



LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

## Yoongarillup, 22 Myrtle Vale

SERENE RETREAT ON 19.6 ACRES

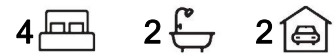
22 Myrtle Vale, Yoongarillup

Experience the perfect blend of modern comfort and rural tranquillity on this exquisite 8.39-hectare (approx. 19.6acres) lifestyle property. The solar-passive, rammed limestone homestead approx. 265m2 UMR Built 2002 ...boasts 4 bedrooms, 2 bathrooms, a study, and a spacious activity room, all framed by breathtaking landscaped gardens.

Features Include:

### KITCHEN

- Electric oven
- Electric gas cooktop
- Electric Rangehood
- Scullery/Walk in Pantry/Wide fridge recess



**For Sale**  
From \$1,850,000

**View**  
[ljhooker.com.au/16SMHND](http://ljhooker.com.au/16SMHND)

**Contact**  
**Karen Kemp**  
0417 178 098  
[karen.kemp@ljhsouthwest.com.au](mailto:karen.kemp@ljhsouthwest.com.au)

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

**Disclaimer:** 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.

- Miele Dishwasher
- Bottle gas for cooking
- Stone Benchtops

#### BED & BATH

- 3 spacious Minor bedrooms with BIR
- Master bedroom has Ensuite and walk in robe
- Minor bathroom has deep bath federation style
- Carpets to bedrooms

#### LIVING & DINING

- Separate Office/study
- Jarrah flooring throughout
- Bottle gas for heater
- Woodfire (Recency) centres family conversations
- Activity area amongst bedrooms

#### ADDITIONAL FEATURES

- Solar electric boost hot water panels 8800kW plus battery backup 15600 kW
- Solid Jarrah window/doors surround home
- Bore with casing
- Verandahs surround the home and are fully paved

#### OUTDOORS

- Pool - salt/chlorine, electric heat unit, automated, still under warranty, pool cleaner 7.5m x 4m approx.
- Pool house 7x7 w/ power
- Rammed limestone block
- Established fruit trees, Apples, nectarines, lemon, lime, peach, orange, plum, mandarins
- Chook run
- Bore - Leederville
- Retic off dam running approx. easily for 4 hours daily in summer
- Rammed brick shed approximately 8m x 16m 1 bay with toilet -
- Double bay carport UMR
- 5 bay shed approx. 20m x 12m 5 bays (4.5m height) - Horse float shed 8m x 3.5m - Tack shed 4m x 3.5m with separate entry
- Rainwater tank (386,000L) house water supply
- Spring fed dam for endless water supply
- Internet satellite
- For Horses - round yard, fully fenced paddocks, stabling area.

With sweeping verandahs, elegant timber cathedral ceilings, and hardwood floors, this home is designed for both style and functionality. Complemented by a heated pool, pool house, extensive shedding, equestrian facilities, and stunning open spaces, it offers a serene retreat approx. 10kms from town. Nearby to BSN airport, plus, the added convenience of a school bus stop right at the front gate of the property. What more do you need!

Contact Karen on 0417 178 098 for a private inspection today!



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

**Disclaimer:** 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.

## More About this Property

Property ID	16SMHND
Property Type	House
House Size	275 m2
Land Area	80900 m2

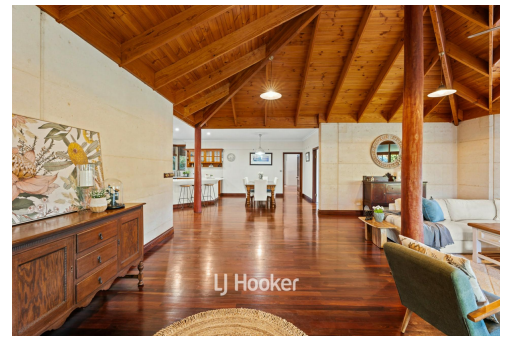
**Karen Kemp 0417 178 098**

Sales Consultant - Busselton | karen.kemp@ljhsouthwest.com.au

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

130 Victoria Street, BUNBURY WA 6230

southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



**Disclaimer:** 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.

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

22 MYRTLE VALE, YOONGARILLUP, WA 6280



MEASUREMENTS ARE CALCULATED USING ADVANCED TECHNOLOGY BY EVENTUALLY CREATIVE. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



LJ Hooker Property South West WA  
(08) 9791 6880

**Disclaimer:** 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.