

84 Kangaroo Loop, Birchmont

The Ultimate Country Getaway with Room to Breathe

Experience the best of peaceful rural living just a short drive from Mandurah with this immaculate 4-bedroom, 2-bathroom brick home set on a generous 2.05ha (5 acre) block. Perfect for families or anyone craving space and privacy without sacrificing convenience, this beautiful residence combines modern comfort with exceptional outdoor lifestyle options.

- Zoned Special Rural and Built in 2005 with undercover storage to fit caravan or boat
- Country styled kitchen with jarrah benchtops and traditional wood stove
- Four spacious bedrooms plus study and theatre room
- Two bathrooms including generous master suite with walk-in robe and ensuite
- Climate comfort features include split system air conditioning, wood fire stove and a Solar Passive house design.
- Large powered shed (12x9m) with water, shower, kitchenette, toilet, ideal for workshops or hobbies
- Approved and setup for two horses with established yards and paddocks
- Water supply ensured with 150,000L rainwater tank plus a bore for the garden

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.



LAND 2.05 ha

FOR SALE

Please Call

AGENTS

Jeremy Lloyd

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Danny Germon

0418 670 014

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AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

 **LJ Hooker**

- School bus service at the front gate

Inside, discover a thoughtfully designed layout with tiled living and dining zones enriched by ceiling fans and split system air-conditioning for year-round comfort. The kitchen shines with tiled splashbacks, jarrah benchtops, walk-in pantry, electric oven, gas cooktop, and a charming wood-fired stove adding warmth and character. The master suite boasts a king-size retreat with ceiling fan, split system A/C and private ensuite. Queen-sized secondary bedrooms offer built-in robes and ceiling fans, ideal for families.

Step outside to wraparound verandahs inviting you to unwind amid the sweeping bush vistas. The huge powered shed with hot and cold water and plumbing provides a versatile space for a hobbyist's dream or a practical workshop. Equestrian enthusiasts will appreciate the horse-friendly facilities with space to ride and care for animals.

Positioned just a 30-minutes drive from Mandurah city centre, you're never far from shopping, excellent schools (serviced by 2 bus runs), medical centres and pristine beaches.

Perfectly located to the Peel Estuary for boating, crabbing, fishing or kayaking. Mclarty Nature Reserve close by ready to explore - all within easy reach.

20 minutes to Pinjarra, 70 minutes to Perth and easy access to Forrest Highway.

Whether you're searching for your forever country home with lifestyle space, a working hobby farm, or a solid investment with growth potential, this property ticks all the boxes.

Don't miss your chance to view this exceptional property - call Jeremy Lloyd 0414 651 458 or Danny Germon 0418 670 014 today!

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	1A1PHND
Property Type	Lifestyle
Land Area	2.05 ha
Including	Ensuite Study Air Conditioning Toilets (3) Built-in-Robes

Jeremy Lloyd 0414 651 458

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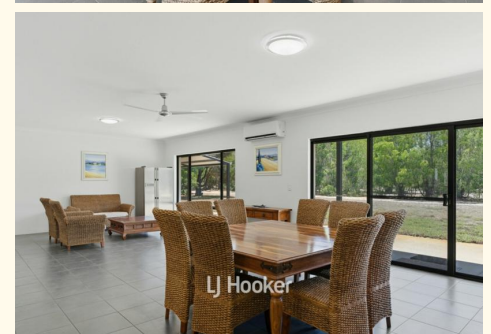
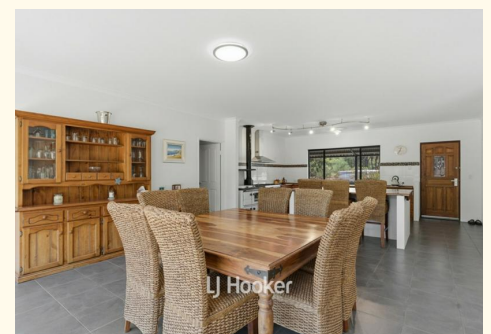
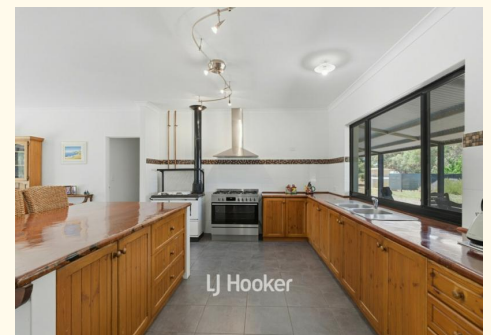
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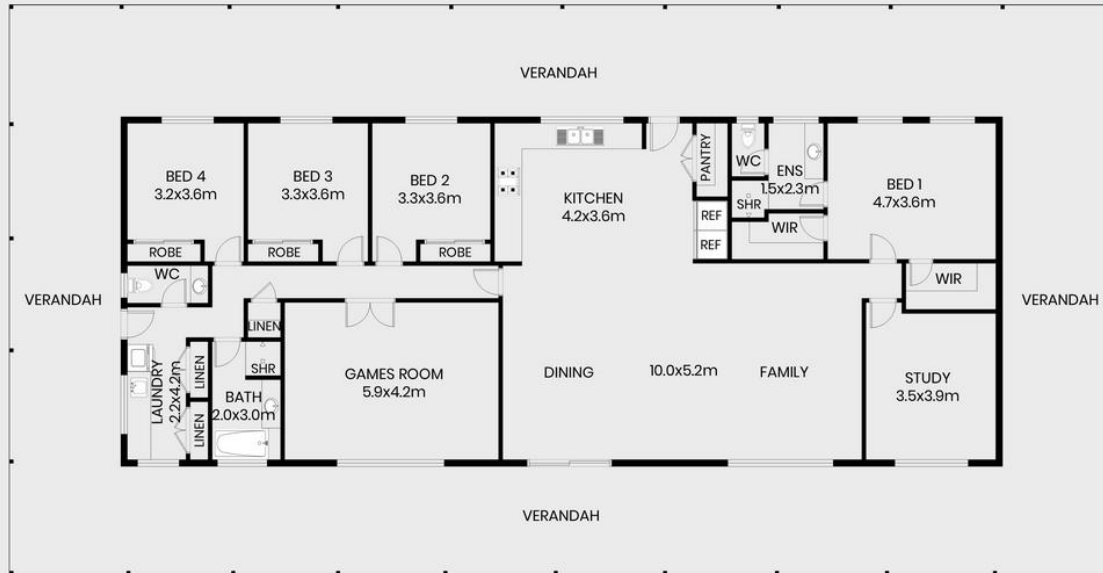
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Birchmont WA 6214



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