



117 Young Road, BALDIVIS, WA 6171

A RARE RURAL GEM – LIFESTYLE, LAND & EQUESTRIAN PERFECTION IN ONE PROPERTY

Welcome to your dream rural retreat - a spectacular 5-bedroom, 2-bathroom homestead nestled on a sprawling 17.7acre* estate, designed for those seeking space, privacy, and equestrian excellence.

Perfectly positioned, this idyllic farm-style property delivers the ultimate blend of tranquil countryside living and urban convenience. A gated dual-access driveway leads you to either the expansive residence or a large, powered 8m x 20m* shed, while established fenced paddocks, stables, and a 60m x 20m* floodlit arena make this an exceptional opportunity for horse lovers, hobby farmers, or families dreaming of a self-sufficient lifestyle.

The home itself is warm and welcoming, offering a thoughtfully designed layout with an oversized master suite complete with a walk-in robe and private ensuite. The remaining four bedrooms are centrally located for easy access to the main bathroom, making it ideal for family living. A spacious open-plan kitchen, dining, and lounge form the heart of the home, with a huge games room featuring a built-in bar, a formal dining space, an additional activity or living room, and a dedicated home office-providing flexibility for every need.

TYPE: For Sale

INTERNET ID: 300P183256

SALE DETAILS

All Offers Considered

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Adam Dineley
0450217206

Encircling the home is a sweeping wraparound verandah, where you can unwind in the luxurious outdoor spa, soaking up stunning views and the serene rural ambiance. This beautiful setting is perfect for entertaining guests or simply escaping the day-to-day, surrounded by lush lawns, mature trees, and extensive outbuildings that provide plenty of storage and workspace

Positioned within a perfect location that seamlessly blends urban convenience with lifestyle living, you are a short drive from all the essential amenities with a choice of both public and private schooling within easy reach, and a variety of retail and dining options across Baldivis and its fully equipped shopping center. The Kwinana freeway is accessed only moments away for uninterrupted travel, while for your recreational needs, the central setting offers quick access to both Mandurah and Rockingham, with the sensational coastline only a short drive away to ensure this a pristine setting for all.

THE RESIDENCE

Key Features:

- Oversized master suite with private verandah access, walk-in robe, and ensuite featuring a spa bath
- Four additional bedrooms, three with ceiling fans, one with verandah access - ideal for guests or teens
- Main bathroom with charming clawfoot bath, glass-framed shower, and elegant vanity
- Fully appointed kitchen with wall oven, gas cooktop, island breakfast bar, extensive cabinetry, and pantry
- Open plan living and dining with exposed brick accents, wood fire, and reverse cycle air conditioning
- Expansive games room with built-in bar
- Formal dining plus multiple flexible living zones for use as theatre, kids' activity space or a second lounge
- Dedicated study/home office - ideal for remote work or study
- Sweeping wraparound verandah, perfect for year-round entertaining with decked flooring and serene garden beds
- Lush lawns for children and pets, surrounded by mature trees offering shade and seclusion

EQUESTRIAN & OUTDOOR AMENITIES

Key Features;

- 10 Fenced paddocks
- 4 Stables plus 1 walk-in/walk-out stable
- Floodlit 60m x 20m* arena with mirrors
- Round yard for training and exercise
- Large, powered 8m x 20m* shed with shower and toilet, ideal for work or storage
- Undercover float parking
- Solar panel system for energy efficiency with battery

- Dual electric gates for secure entry and easy access

Built in 2001, this absolutely incredible opportunity offers not only an inviting residence to call home, but a completely new lifestyle too, with all the benefits of peaceful rural living, plus a well-placed location that's nearby to every daily essential. Offering a generously proportioned home, you have plenty of space for the entire family to find their own quiet area within. This exceptional property truly delivers the idyllic lifestyle you've been dreaming of.

A must view property, contact Adam Dineley today on 0450 217 206.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 17.69 acres
- Building Area: 305.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 3











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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