



62 Mildura Road, KENDENUP, WA 6323

Country Freedom With Endless Possibilities

Set on 4.85ha just on the outskirts of Kendenup, 62 Mildura Road is one of those small rural properties that manages to tick a surprising number of boxes. It's a place that blends a relaxed country feel with a setup that's genuinely practical, giving you room to breathe, room to grow, and plenty of ways to shape the lifestyle you've been wanting.

The cottage-style home brings an easy charm, offering three registered bedrooms, 1.5 bathrooms, two living areas, one is currently used as a fourth bedroom, and a neat little study nook that's perfect for work, hobbies, or just keeping the household organised.

The flow out to the large outdoor entertaining area really elevates the living experience here-positioned to overlook most of the block, it becomes your everyday spot to sit, watch the light change, and keep an eye on the animals without feeling like you're on duty.

From the entrance verandah, the character-filled shed with its lean-to sets the tone for the rest of the property. This is a block designed for people who enjoy working with their hands, growing their own produce, or simply making the most of what the land can give. With solar panels, two rainwater tanks, veggie beds, and an orchard already thriving, self-sustainability is more than just possible here-it's practically built in.

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TYPE: For Sale

INTERNET ID: 300P188322

SALE DETAILS

Offers above \$769,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

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The land is well planned, with a dam and three paddocks offering real flexibility. Horse owners are sorted, thanks to the stable and round yard. Sheep can happily stay separate, and the chooks also have their own setup. It all comes together in a way that feels functional without being overwhelming, making day-to-day life on the property both manageable and rewarding.

The boundary plantings provide that welcome sense of privacy while still keeping things open and safe, especially in terms of fire considerations. It gives the whole property a sheltered, settled atmosphere-like it's been waiting for someone to come along and make the most of everything already in place.

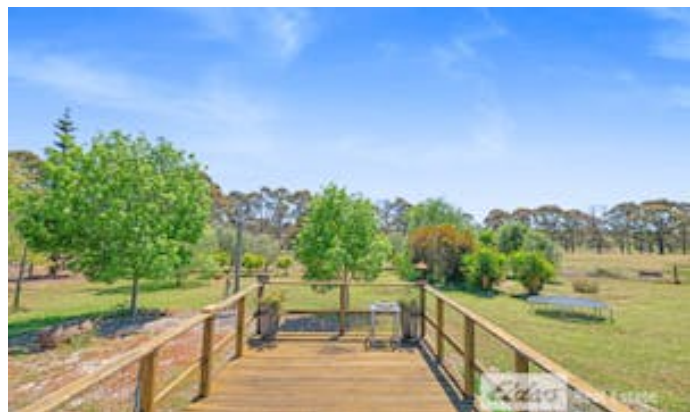
62 Mildura Road is the kind of acreage that invites you to slow down, spread out, and start thinking about the long-term possibilities. Whether it's livestock, gardens, hobbies, or simply a quieter way of living, this is a property that gives you the foundation to shape your own rural vision.

Other features: Area Views, Bush Retreat, Close to Schools, Heating, Window Treatments

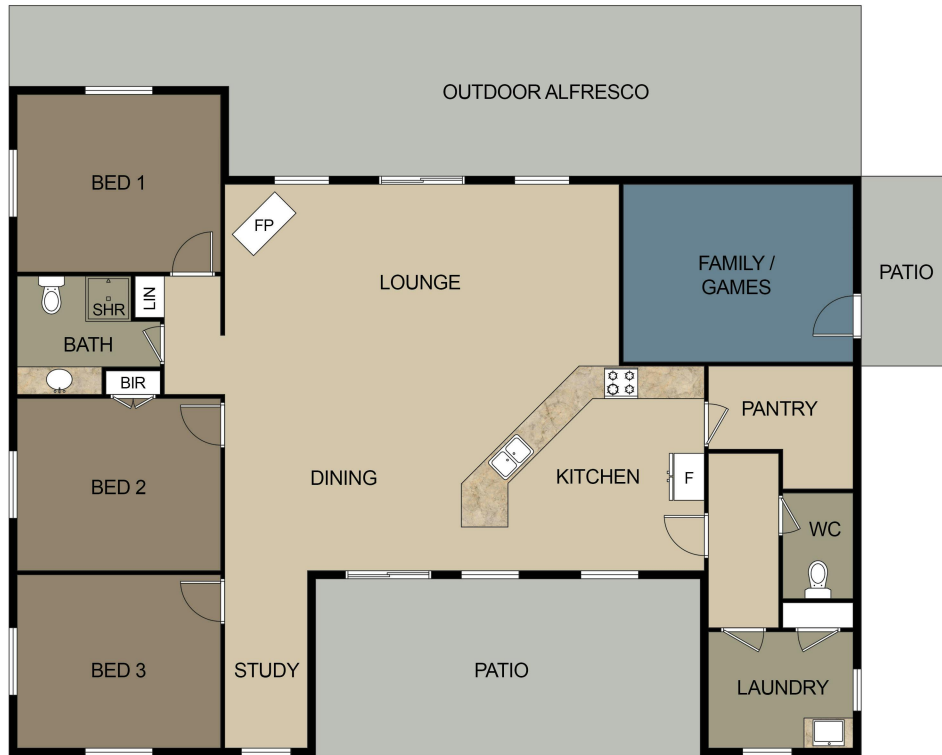
- Land Area 4.85 hectares
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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