



134 Lalor Drive, WINDABOUT, WA 6450

Proudly listed by Keith Ogley and Julie Jackson, Elders Real Estate Esperance

A Rare Lifestyle Offering

With quality improvements, multiple living options, extensive infrastructure and an elegant setting, this 2-hectare property presents an outstanding opportunity to acquire the complete package, right on the town's doorstep.

Set on a gorgeous fully fenced block with mature flowering trees and fruit trees, this unique property features a four-bedroom home and a self-contained one-bedroom studio, perfectly suited for extended family, guests, or a passive income.

The brick residence is spacious with high ceilings throughout. The carefully selected finishes compliment the property's character, which boasts shady verandahs and plenty of spaces to relax, entertain and soak up the surrounds.

The open plan living area incorporates kitchen, dining and family room and is bright and welcoming with a ceiling fan, air conditioning and a cast iron wood fire with cooking capabilities. The kitchen comes complete with a Falcon stove with 2 electric ovens, an electric grill and gas cooktop, there is a dishwasher, double fridge recess and an

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TYPE: For Sale

INTERNET ID: 300P190318

SALE DETAILS

\$1,900,000

CONTACT DETAILS

Esperance

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Keith Ogley

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abundance of bench and cupboard space.

For added convenience, a second living area offers the option of a separate lounge or family room.

Marri floors complement the primary bedroom along with a walk-in robe and semi ensuite with hand carved limestone bath and separate shower. A second bedroom is located nearby, also with direct access to the semi ensuite.

A further two generously sized bedrooms are serviced by a family bathroom. The laundry is well-appointed with a separate WC and there is plenty of built-in storage with two double linen presses plus a walk-in storage room.

An enclosed verandah offers sheltered access to a fully enclosed outdoor entertainment area with waterproof wood-look flooring and built-in cupboards with sink. The perfect spot to gaze out over the decked arbour and below-ground pool.

Beyond the main residence, a fully self-contained 1-bedroom studio adds an extra layer of flexibility to the property. Offering an air-conditioned kitchen and living room with porcelain tiles, combined bathroom-laundry and sheltered access to a single carport.

Outdoors, the landscape is as practical as it is peaceful, catering to a range of lifestyle needs with substantial limestone fencing and retaining, crushed limestone driveway, five paddocks, gazebo, green house, chook pen, various animal shelters.

A large Colorbond shed is ideal for trades or hobbies and houses the 10kw solar panel system, which is battery compatible. Featuring a concrete floor, sliding door and roller door access with an attached workshop,

The property is connected to mains water plus there are four 23,000 Litre rainwater tanks and various watering points.

Despite the tranquil setting, you are never far from the action, Windabout holds the appeal of both escape and easy accessibility to a breathtaking lakes system and town's amenities.

This is a rare opportunity to secure a lifestyle property with space, flexibility, and quality amenities where you are close to the coast and life can unfold at your own pace.

For an extensive list of inclusions, please contact Keith Ogley and Julie Jackson.

Need to know â##

- 2 Hectare lifestyle property
- Zoned Rural Residential
- Connected to mains water
- 4 bedroom, 2 bathroom residence, brick and iron, built 1999
- 1 bedroom, 1 bathroom studio
- Extensive limestone fencing and retaining

- Crushed limestone driveway
- Large variety of English flowering trees and fruit trees
- Decked arbour
- Below ground pool, chlorine, water feature, paved
- Large shed + carports
- 10kw solar panel system, battery compatible
- Gazebo
- Chook pen and various animal shelters
- Set up for electric fencing, 2 front paddocks, 3 rear paddocks, various watering points, majority of boundary fencing (85%) only 2 years old
- 4 x 23,000 Litre rainwater tanks

Esperance Bay Turf Club 1.2km

Castletown Primary School 1.8km

Castletown IGA 2.8km

Bandy Creek Boat Ramp 3.2km

Town Centre 6.9km

Other features: Pool

- Land Area 2 hectares
- Building Area: 234.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Double carport







