



127 Beattie Road, KENDENUP, WA 6323

Sustainable Living in the Heart of Kendenup

There's something quietly special about 127 Beattie Road. It's not trying too hard, it's not overdone—it just sits beautifully in the landscape, doing exactly what a great country property should.

Set across 55 acres in the heart of Kendenup's rolling farmland, this is a home that's been thoughtfully designed to work with its surroundings, not against them. The solar passive design is the real hero here. Oriented east to west, the home captures the winter sun and holds that warmth through the polished concrete floors, while staying naturally cool in the warmer months. Add in double glazing, full insulation and an impressive 8.5 energy rating, and you've got a home that feels comfortable year-round without relying heavily on the grid. The wood heater just adds that extra bit of charm when the temperature drops.

Inside, it's practical, spacious and well considered. Three generous bedrooms all feature walk-in robes, and the flow of the home just makes sense—especially the walk-through scullery and laundry that keep the everyday running smoothly without getting in the way of living.

Step outside and the whole property really opens up. Positioned centrally, the home is

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TYPE: For Sale

INTERNET ID: 300P194115

SALE DETAILS

Offers above \$999,000

CONTACT DETAILS

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

Neels Delport
0450 451 401

surrounded by a mix of open land and natural bush, giving you that sense of space and privacy that's getting harder to find. The valley views stretch in both directions, and in winter, the Kalgan River winds its way through the property, adding another layer of character and a reason to wander a little further.

There's a real richness to the land here with scattered grass trees, striking natural rock formations and plenty of wildlife moving through the bush. It's the kind of place where kids can disappear for hours exploring, or where you can just slow things down and take it all in.

Infrastructure is well covered too. A fully self-contained shed with its own bathroom and kitchenette opens up plenty of options, whether it's for guests, extended family or a bit of extra income potential. There's also a new garden shed, chicken coop, dog kennel and loads of space for machinery, hobbies or a few sheep to complete the lifestyle picture.

And then there's the simple stuff with endless firewood, open skies, and those winter evenings around a fire with friends and family.

This is one of those properties that doesn't just tick boxes - it changes pace. A place where life feels a little quieter, a little more grounded, and a lot more connected to what's around you.

- Land Area 22.38 hectares
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2







