



27 Bottlecreek Place, NARROGIN, WA 6312

Luxury Country Living with Resort-Style Appeal

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Set amidst 3.25* hectares of picturesque countryside, this exceptional rural lifestyle property offers the perfect blend of luxury, comfort, and natural beauty. Surrounded by stunning bushland and paddock views, 27 Bottlecreek Place, Dumberning delivers an enviable lifestyle where every day feels like a retreat.

The beautifully appointed four-bedroom, two-bathroom residence has been thoughtfully designed to combine elegance with family functionality. From the moment you step inside, you'll be impressed by the high ceilings, stunning solid Marri flooring, and quality finishes throughout.

At the heart of the home lies a spacious entertainer's kitchen, perfectly positioned to overlook the open-plan living areas and outdoor entertaining spaces. Seamlessly connecting indoor and outdoor living, the expansive alfresco area enjoys views across the sparkling decked swimming pool and surrounding countryside, creating the ultimate setting for entertaining family and friends.

TYPE: For Sale
INTERNET ID: 300P197675

SALE DETAILS

[Expressions of Interest](#)

CONTACT DETAILS

Narrogin Federal
46-48 Federal Street
Narrogin, WA
08 9885 9300

Alison Synnot
0418 183 917

The luxurious master suite provides a private sanctuary, complete with a sumptuous ensuite bathroom featuring heated flooring, double waterfall his and hers shower, along with a generous walk-in robe. Three additional oversized bedrooms offer excellent accommodation for family or guests, while a dedicated kids' activity room/lounge provides valuable extra living space.

Outside, the property continues to impress with a versatile double-bay shed incorporating a fantastic games room. Complete with a cosy wood fire, evaporative air conditioning, separate shower, and WC, this space offers endless possibilities as a retreat, entertaining area, workshop, or guest overflow accommodation.

A year-round dam enhances the property's rural charm, while the combination of open paddocks and natural bushland creates a peaceful and private setting that truly captures the essence of country living.

Offering space, luxury, and an exceptional lifestyle in a highly desirable rural location, this is a rare opportunity to secure a property that has it all.

Property Features include:

3.25*-hectare (8 acres) rural lifestyle property

Brick veneer, natural feature limestone, and Colourbond home built in 2007

4 bedrooms, 2 bathrooms

Dedicated study with custom built desk and joinery

Gorgeous solid Marri feature floorboards throughout

Custom chefs' kitchen with freestanding 900 mm Belling oven with induction cooktop and double dish draw dishwasher

Beautiful 4-meter waterfall island Caesar stone bench with double dish drawers and feature ABI brushed brass sink and fittings

Bespoke feature lighting

Large built-in pantry

Open plan kitchen dining and lounge with views and stacker sliding doors out to alfresco and pool

Alfresco overlooking the pool and paddock with heated polished concrete flooring, ceiling fans and café blinds allowing for year-round entertaining

Gorgeous salt water chlorinated heated swimming pool with marine teak decked area, overlooking paddocks and bushland

Found-Space outdoor barrel Sauna overlooking the pool and garden

Spacious master suite featuring raked ceilings, plush carpet and custom fitted walk-in robe

Light filled luxurious ensuite bathroom with twin vanity sinks, and his and hers double rainfall shower

Split wing configuration with master bedroom to the front of the house and 3 well-proportioned bedrooms plus activity/second living room off the main living

Bedroom 2 with walk in robe, ceiling fan and carpet

Bedroom 3 with built in wall-to-wall cupboards, ceiling fan, and carpet

Bedroom 4 with built in wall-to-wall cupboards, ceiling fan, and carpet

Kids living/activity room off the bedroom wing

Luxurious family bathroom with freestanding bath, huge shower recess, and feature vanity lighting

Heated flooring to ensuite, bathroom and laundry

Separate WC with powder room style vanity with feature lighting

Well-appointed laundry with built in cabinetry and walk in linen cupboard

Direct access from laundry to paved drying area

Huge reticulated fenced veggie patch/kitchen garden

Ducted Daikan reverse cycle air conditioner

Kids cubby house and play area

Fenced house garden and lawn area

Double carport with auto roller door and shoppers entry into kitchen

Circular hot mix driveway and feature entry

Built in adjustable basketball hoop

Separate driveway to shed

Large double doored (full height roller doors) concrete floor, powered shed

Games room in shed with wood fire and evap aircon. WC and shower

9x16 carport off 9x16m shed, perfect for van or machinery storage

Large dam and fenced paddocks perfect for livestock and pets

Water filtration system

Water tank 13,500 litres with variable speed retic pump.

Smart wired house C-Bus lighting and sound

Solar panels 5 KW with SMA inverter. GivEnergy 13.5kWh all in one whole home battery backup and gateway 5kW solar.

Automatic reticulation system to house garden, lawns and veggie patch fed by dam water.

Anti-con and insulation throughout

Grey water system from main ensuite to fruit orchard

5* minute drive to Narrogin

Experience the perfect balance of luxury and country living at this remarkable Dumberning property, Call Ali on 0418 183 917 today to book your inspection.

Buyers, please note, all measurements 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.

Some images have been virtually staged for marketing purposes. Furniture, décor, and furnishings shown in these images have been digitally added. Purchasers should rely on their own inspection of the property.

Other features: Bush Retreat, Carpeted, Openable Windows, Pool, Prestige Homes, Roller Door Access

- Land Area 3.25 hectares
- Bedrooms: 4
- Bathrooms: 2
- Double carport
- Ensuite
- Floorboards









