

## 201 Watson Drive, BARRAGUP, WA 6209

Lifestyle Acreage Living on 2.03ha with Workshop, Space & Family Comfort

Built in 2017 and set on an impressive 2.03 hectares of Special Rural zoned land, this substantial lifestyle property delivers the perfect balance of space, functionality, and relaxed rural living. With a total building footprint of approximately 369sqm including the home, two alfrescos, portico, and garage, this residence has been thoughtfully designed for families seeking room to move, entertain, and enjoy a true acreage lifestyle.

### Accommodation & Design:

Offering generous proportions throughout, the home features a large entry that sets the tone for the spacious and functional layout that follows.

The floorplan has been intelligently designed with multiple living zones. A family and dining area sits adjacent to the kitchen, while a separate living room is positioned on the opposite side of the alfresco, creating separation and flexibility for everyday living.

At the heart of the home, the kitchen forms the central hub and features stainless steel appliances, island bench, dishwasher, and a large walk-in pantry, ideal for family living and entertaining.

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**TYPE:** For Sale

**INTERNET ID:** L41049259

### SALE DETAILS

**From \$1,949,000**

### CONTACT DETAILS

**Jacob King**  
0416438583

The master suite is privately positioned and features a large dressing room and a modern ensuite complete with bath and double vanity, creating a true parents' retreat.

The minor bedroom wing offers excellent separation and functionality. Bedroom 3 enjoys semi-ensuite access to the main bathroom, while Bedroom 4 also benefits from access to the semi-ensuite configuration. A separate activity room further enhances the layout, positioned alongside the minor bedrooms and providing additional living or study space.

In total, the home is serviced by three bathrooms, including a well-designed semi-ensuite arrangement for the secondary bedrooms.

Comfort is assured year-round with reverse cycle air conditioning throughout, while roller shutters to windows provide security and support a practical lock-up-and-leave lifestyle.

#### Outdoor Living & Lifestyle:

A key highlight of this property is the dual alfresco design, offering two separate outdoor entertaining areas that cater to both relaxed family living and larger-scale entertaining. These spaces seamlessly connect indoor and outdoor living and maximise enjoyment of the surrounding acreage.

The expansive layout continues with a fully fenced yard area and gabled patio, providing a secure space for children and pets, while the broader landholding offers outstanding potential for animals, hobby farming, or simply enjoying wide open space.

A substantial powered workshop, approximately 20m x 10m with a large roller door, provides exceptional storage, trades, or hobby use.

The home is further complemented by a double automatic garage and welcoming portico entry, enhancing both practicality and street appeal.

#### Property Features

- Built in 2017
- 2.03 hectares (Special Rural zoning)
- Approximately 369sqm total building footprint (home, alfrescos, portico & garage)
- Large entry foyer
- Four large bedrooms
- Master suite with walk-in wardrobe
- Large dressing room to master suite
- Resort-style ensuite with bath and double vanity
- Bedroom 3 with bathroom access
- Bedroom 4 with semi-ensuite access
- Separate activity room
- Three bathrooms in total

- Kitchen with island bench
- Stainless steel appliances
- Large walk-in pantry
- Dishwasher
- Family/dining area adjacent kitchen
- Separate living room
- Reverse cycle air conditioning throughout
- Two alfresco entertaining areas
- Fully fenced yard space
- Roller shutters to windows
- Large powered workshop approx. 20m x 10m with roller door
- Double automatic garage
- Portico entry

#### Location Highlights (Approx.)

- Peaceful Special Rural lifestyle setting
- Close proximity to Mandurah and Pinjarra
- Easy access to Peel-Harvey Estuary for fishing, crabbing & boating
- Convenient freeway access for commuting
- Short drive to schools, shops, and amenities

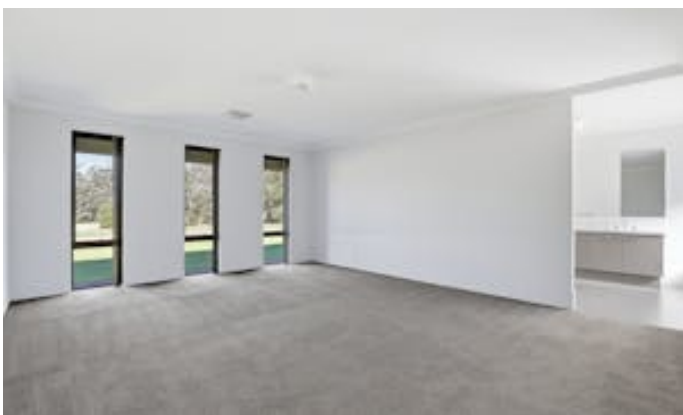
Offering exceptional space, multiple living zones, and a rare dual alfresco design, this impressive acreage property delivers a premium lifestyle opportunity in a highly sought-after rural setting.

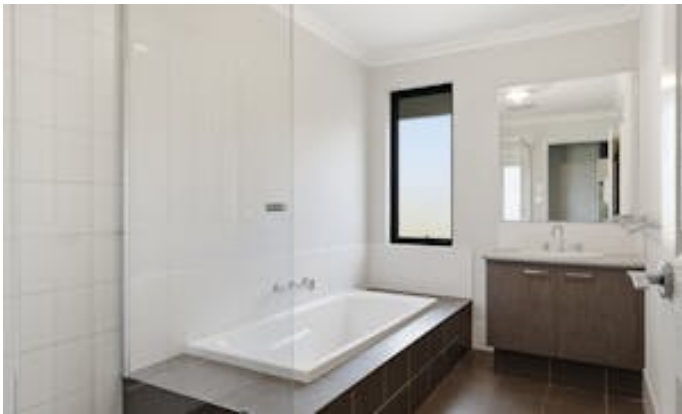
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\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including 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 2.03 hectares
- Building Area: 369.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 10

- Double garage
- Ensuite
- Floorboards







FLOOR PLAN

AREAS	
Name	Area
ALFRESCO 1	17.14m <sup>2</sup>
ALFRESCO 2	15.75m <sup>2</sup>
GARAGE	37.62 m <sup>2</sup>
HOUSE	292.52m <sup>2</sup>
PORTICO	6.60m <sup>2</sup>
TOTAL	369.64m <sup>2</sup>

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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