







Tranquil Luxury Meets Ultimate Space and Functionality!

Auction Location: Online Auction

Stunningly set on over three acres of prime semi-rural land, this spectacular Peter Stannard-designed home promises a lifestyle of luxury, comfort and endless possibilities.

Boasting a massive 347sqm (approx.) of thoughtfully-designed living, this sprawling 6 bedroom 3 bathroom beauty – affectionately known as “Quinta da Kookaburra” – offers the ultimate blend of style and practicality. Grand double front doors open to a stunning, well-planned layout that instantly feels like home.

Beyond the four spacious bedrooms and two bathrooms in the main residence, enjoy the extra touches of a separate home office and a welcoming family/theatre room that is perfect for keeping the kids entertained.

High 31-course ceilings in the central hub — including the spacious open-plan living, dining and kitchen area — add to the overall feeling of grandeur and openness. Timeless quality flows throughout, with ceramic tiles in the main living zones, beautiful Blackbutt timber flooring in the minor bedrooms and plush carpet in the massive master suite.

The good life continues outdoors with a 43sqm (approx.) limestone-paved

6 3 3 1.24ha

Price	SOLD for $1,750,000
Property Type	Residential
Property ID	31472
Land Area	1.24 ha
Floor Area	347 m2

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alfresco area under the main roof, ideal for both entertaining and unwinding. Take a dip in the full-sized, fully-regulated below-ground concrete swimming pool and spa, with large semi-enclosed alfresco surrounded by secure fencing for peace of mind. A firepit area and a dedicated bonfire area merely enhance your entire entertainment experience.

Professionally built, reticulated riversand topped 55m x 25m (approx) show-jumping or dressage horse arena, with lights. There is also a reticulated vegetable greenhouse, an under-cover horse tie-up and wash-down area with power and lighting and two 5m x 5m (approx.) semi-enclosed stables, as well as four large fully-fenced and reticulated paddocks with a solar-powered electric fence – and an outdoor yard attached. A large 6m x 3m (approx.) powered shed with a roller door and “grano” hardstand with a side annexe for extra storage is an added bonus to it all.

At the southern end of the pool, discover a remarkable two-level barn-style shed or “granny flat” — complete with three reverse-cycle split-system air-conditioners for year-round comfort. The upper level houses a spacious 35sqm (approx.) main bedroom and an additional 14sqm (approx.) covered balcony deck, overlooking the gardens and pool – while the ground floor features a large second “guest” bedroom with a combined lounge, kitchen, bathroom and laundry zone — perfect for teenagers, man cave or extended family and guests.

Amongst the extra features are a well-equipped under-cover barbecue area for alfresco dining, a gorgeous plantation of multiple fruit trees and lush mature Tuart and Eucalyptus trees that add natural beauty to the property.

Best of all, this expansive acreage is just a short 10-minute drive to the beach and marina at Two Rocks, as well as the local library, tavern, IGA supermarket, Sun City Yacht Club, Two Rocks Primary School and the approved coming soon Woolworths and McDonalds. Less than 20 minutes to Yanchep, 30 minutes from Joondalup and just under an hour from the Perth CBD, there is a surprising sense of convenience attached to this secluded semi-rural escape.

There is also some income producing opportunities with;
 Horse agistment opportunities with premium equestrian facilities
 Self-contained granny flat (2-bed, full kitchen & bathroom) – perfect for rental income, Airbnb, or extended family

This is not just any ordinary property — it's an extraordinary lifestyle package. Embrace the best of country-style living with ample space, premium features and a home designed to suit every single need. It's almost too good to be true!

Other features include, but are not limited to:

- Secure remote-controlled front sliding-gate entrance
- Animal-proof fencing to entire property boundary
- Massive walk-in kitchen pantry
- Breakfast bar
- Quality stainless-steel range-hood, gas-cooktop, oven and dishwasher

appliances
- Separate bath and shower in the main family bathroom
- Separate laundry with ample storage and external access for drying
- Three-phase power to the property
- Solar-power panels
- Ducted reverse-cycle zoned air-conditioning to main house
- Fireplace in the main living area
- Stone bench tops – including in the kitchen
- White plantation window shutters
- Feature recessed ceilings
- Feature skirting boards
- Manure composting bays
- Bore-reticulated lawn and paddock areas
- Established fruit trees – including fig, lemon, mango, mulberry, pomegranate, olive and stone fruits
- Undercover area adjacent to stables for float/trailer/caravan parking
- Ample parking space elsewhere
- Built in 2011 (approx.)

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