



361 Marshall Road, ARGYLE, WA 6239

HOME OPEN THIS SAT 17th JAN - 11am to 11:30am

5.6* ACRE LIFESTYLE LOT ## EXCELLENT INFRASTRUCTURE, NEAR DONNYBROOK

Lying mid-way* between Donnybrook and Boyanup, within a stunning landscape of forests and farmland, this 5.6* acre lifestyle lot promises the ultimate rural retreat.

Offering a spacious and stylish 'shed' dwelling, complemented by a vast workshop shed, fenced gardens, vegie beds, and a winter dam ## all set on a scenic 'bush block' property.

With additional proximity to Bunbury, a serene and secluded country lifestyle combines with all the comforts and convenience of ready access to a major regional centre.

SHED HOME

- 3 bedrooms, 1 bathroom
- Contemporary, 'industrial' and well-appointed

TYPE: For Sale

INTERNET ID: 300P137182

SALE DETAILS

Offers Over \$999,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Angela Murphy
0438 310 315

- Open-concept, flexible-use living space, with wood stove
- Substantial kitchen, free-standing range
- Spacious primary bedroom, stylish features
- Generous secondary bedrooms
- Large family bathroom, walk-in rain shower
- Combined laundry, great storage
- Air conditioner, Telstra booster
- Vast under-cover entertaining terrace, concrete floor
- Semi-enclosed, with an outdoor wood stove
- A fabulous outdoor living space!
- Surrounded by a gorgeous, grassed garden
- Fully fenced and reticulated, established vegie beds

WORKSHOP SHED

- Huge, versatile workshop space, with power
- Double entry options, extra height, concrete floor
- Additional country-style bathroom, wood stove
- Full-length, 'lean-to' port or terrace

GROUNDS

- Two* septic systems, leach drains
- Rainwater tanks
- Bore and dam
- Incredible rural landscape
- Beautiful jarrah, marri bushland

With lifestyle lots currently at a premium within the local area, this thoughtfully developed and well-equipped Argyle property offers excellent infrastructure and an outstanding 'move-in ready' opportunity.

Shire of Donnybrook-Balingup Rates 2025/26: \$2,842.63*

Zoning: Rural Residential

For further information and to arrange your viewing, please contact:

Angela Murphy 0438 310 315 angela.murphy@elders.com.au

Buyers Note: All measurements and dollar amounts are approximate only and generally

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marked with an asterix (*) for reference. Any boundaries marked on images are offered as a guideline only.

Buyers should complete their own due diligence, including a visual inspection of the property, prior to making an offer and should not rely on the photographs or written text in this advertisement to make a purchasing decision.

- Land Area 2.265 hectares
- Bedrooms: 3
- Bathrooms: 1







