



361 Marshall Road, ARGYLE, WA 6239

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

5.6* ACRE LIFESTYLE LOT â## 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 â## 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

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

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

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

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







