



78 Yamballup Avenue, HARVEY, WA 6220

Rural Living with Space

Set on a well-appointed parcel of land, this versatile lifestyle property offers space, functionality and self-sufficiency in a highly sought-after rural setting.

The home is designed for comfortable family living, featuring four bedrooms plus a dedicated office, ideal for those working from home or needing additional flexibility. Year-round comfort is assured with ducted split system air conditioning throughout, complemented by a solid wood fireplace in the living room and a gas connection for added convenience. The kitchen is equipped with a water filtration system, servicing both the kitchen and dishwasher, designed to work efficiently with the Harvey Water supply.

Outdoors, the property is exceptionally well-equipped for a productive rural lifestyle. Benefiting from Harvey Water allocation (10 megs included) and sub-surface tile drainage, the land is well-prepared for seasonal conditions, offering excellent drainage through winter and strong usability year-round.

A standout feature is the fully established, reticulated orchard boasting an impressive variety of fruit trees including orange, lemon, mandarin, lime, fig, avocado, loquat, mulberry, apricot, nectarine, plum, peach, apple, pear, grapes and passionfruit. Multiple

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: 300P181124

SALE DETAILS

Offers Over \$1,749,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Anthony (skip) Schirripa
0417 292 923

olive trees-suited for both oil production and table use-further enhance the property's productivity, while a secure chook pen supports a self-sufficient lifestyle.

Infrastructure is equally impressive, with two powered sheds-one positioned near the home with a lockable concrete section, and a second shed in the paddock. The property is fully fenced for livestock, with electric fencing surrounding the paddock, small sheep yards for added functionality, and selected paddocks equipped with sprinklers and a proven history of hay production. Positioned on a corner allotment, the property benefits from dual access, providing excellent accessibility for machinery, livestock and day-to-day use.

Additional features include solar panels feeding into the home, gravel hardstand areas for easy access and storage, and the benefit of no Water Corporation rates. Essential services such as mail delivery and bin collection further enhance everyday convenience.

This is a well-rounded rural offering combining comfortable living with productive land use and long-term sustainability.

Property Highlights:

- Functional kitchen with ample storage and generous bench space
- Main bedroom complete with walk-in robe and private ensuite
- Main bathroom with separate shower and bath for family convenience
- Ducted split system air conditioning throughout the home
- Gas connection available
- Large powered shed with additional covered parking and lockable section
- Fully fenced property suitable for livestock, with sprinklers to selected paddocks
- Proven hay production across portions of the land
- Level, well-drained land with sub-surface tile drainage-ideal for horses or hobby farming
- Harvey Water supply with 10 megs allocation
- Fully established, reticulated fruit orchard with a wide variety of trees
- Multiple olive trees suitable for both oil production and table use
- Secure chook pen supporting a self-sufficient lifestyle
- Gravel hardstand areas for access, storage and manoeuvring
- Services include mail delivery and bin collection

Land Rates: \$2,188pa*

Built: 2010

Zoning: Priority Agriculture

Buyers Note: 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 4.06 hectares
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2







