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.

eldersrealestate.com.au/bunbury

177 Howlett Ramble, ARGYLE, WA 6239

HOME OPEN TUESDAY 22nd July 4:30pm - 5:00pm

ARGYLE LIFESTYLE ACREAGE â## 5* ACRES, SEMI-RURAL, SHIRE OF DONNYBROOK-BALINGUP

Perfectly positioned mid-way* between Donnybrook and Boyanup, and with an easy* commute to Bunbury, this stunning Argyle acreage offers the serenity and seclusion of a semi-rural retreat â## with all the convenience of its proximity to three neighbouring towns.

Showcasing a very peaceful and pretty homestead with incredible craftmanship, surrounded by glorious gardens and expansive grassed areas, and with stunning views across paddocks towards incredible jarrah-marri bushland â## this is lifestyle acreage at its finestâ#!

HOMESTEAD FEATURES:

- Three bedrooms, two bathrooms, two toilets
- Iron roof, rendered block construction â## made on-site from own gravel!

TYPE: For Sale **INTERNET ID: 300P183212** SALE DETAILS

Offers Over \$869.000

CONTACT DETAILS

Bunbury 11 Stirling Street Bunbury, WA

Angela Murphy 0438 310 315







- · Wide and welcoming verandahs, laden with wonderful purple wisteria
- · Calming neutral colour palette throughout, earthy internal render
- \bullet Numerous incredible jarrah features â## floorboards, doors, custom cabinetry, windowsills, trim
- Timber-lined pine ceilings, tiled floors
- Open-concept living spaces
- Stream-lined, modern white kitchen
- Vast windows and glass doors â## the perfect frame to stunning rural views
- · Cosy wood stove, ceiling fans

GROUNDS:

- \bullet 9* m x 6* m powered workshop, matching rendered block construction, additional ablutions, two x lean-tos
- · Gorgeous established gardens, coffee rock landscaping
- Glorious, grassed expanses
- Mixed 'fruit-salad' orchard â## including 15 avocado trees
- Chicken house, raised vegetable beds, fishpond, fernery
- Bore*, rainwater tanks (no mains water)
- Solar panels*, solar hot water system*, gas bottles
- · Good paddocks, with reticulation, ideal for running livestock
- Small blue-gum plantation*
- Stunning older-growth trees

Act quickly to register your interest â## this immensely special Argyle property is offered with vacant possession and is now awaiting its wonderful New Beginning, promising a sublime country lifestyleâ#

Shire of Donnybrook-Balingup Rates 2024-2025: \$2,768.92*

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 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 4.988 acres
- Bedrooms: 3
- Bathrooms: 2











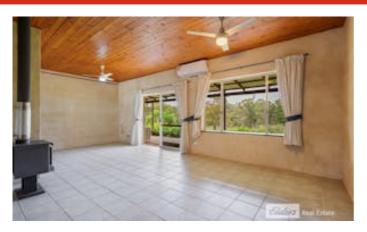


























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