



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 craftsmanship, 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
- Numerous incredible jarrah features including 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 offering the perfect frame to stunning rural views
- Cosy wood stove, ceiling fans

GROUNDS:

- 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 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 as this immensely special Argyle property is offered with vacant possession and is now awaiting its wonderful New Beginning, promising a sublime country lifestyle!

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





