



## 90 Bailey Heights, BALINGUP, WA 6253

5.47\* ACRES IN BEAUTIFUL BALINGUP – PERFECT POSITION, GLORIOUS VALLEY VIEWS

Set on a stunning, secluded site at the heavenly heights of a climbing Balingup cul-de-sac, this picturesque, 5.47\* acre lifestyle property enjoys a breath-taking, panoramic perspective across the surrounding landscape.

Held for the past thirty years, this lovely hill-side lot offers two delightful dwellings, with the 2-bedroom, 2-bathroom home (built in 1995\*) augmented by an adjacent 1-bedroom, 1-bathroom studio (2016\*), a double carport, shed and gorgeous grounds.

### FEATURES:

- Quintessential country cottage, with studio and shed
- Steel-frame, on stilts
- Wood cladding, iron roof
- High quality finishes throughout
- Open-concept living spaces

**TYPE:** For Sale

**INTERNET ID:** 300P183269

### SALE DETAILS

**Offers Over \$899,000**

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Angela Murphy**  
0438 310 315

- Beautiful kitchen and bathroom
- Hardwood flooring
- Well-insulated\*, air-conditioner x 2\*
- Gorgeous undulating grounds
- Established deciduous trees
- Rainwater tank of 167,000\* litres (no mains water)
- Septic system, leach drain
- Reliable NBN Fixed Wireless\* and 4G mobile coverage\*

Just minutes\* from the main street of Balingup, yet with the serenity and seclusion of a semi-rural lifestyle property â## this beautiful acreage will inevitably be in high demandâ#

Shire of Donnybrook-Balingup Rates 2024-2025: \$2,187.00

Zoning: Rural Residential

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

Angela Murphy 0438 310 315

[angela.murphy@elders.com.au](mailto: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 2.21 hectares
- Bedrooms: 3
- Bathrooms: 3
- Double carport















