



## 9 Russell Court, DONNYBROOK, WA 6239

UNDER CONTRACT PRIOR TO MARKETING

SPACIOUS, STYLISH, SOLID & EXCEPTIONAL DONNYBROOK RESIDENCE

Built in 1995\* and situated on an easy-care, 1,008\* sqm lot in a peaceful cul de sac, this outstanding Donnybrook home is thoughtfully designed and beautifully finished throughout.

With outstanding craftsmanship, excellent separation and offering numerous flexible-use lifestyle options, this substantial, stately residence offers the very best in comfort, style and function.

### INTERNAL FEATURES:

- 4 bedrooms, 2 bathrooms, 2 toilets
- Neutral colour palette, numerous decorative finishes
- Glorious soaring ceilings, three bay windows
- Internal brick features, terracotta tiled floor
- Cosy wood stove, tiled hearth, wood storage
- Built-in wardrobes, excellent storage throughout
- Vast and versatile, north-facing living spaces
- Seamless, open-concept kitchen, dining, family room
- Spacious kitchen & quality appliances, walk-in pantry

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:** 300P183539

### SALE DETAILS

**\$969,000**

### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Angela Murphy**

0438 310 315

- Adjacent, enclosed library/playroom/teenage retreat
- Separate front lounge or theatre room
- Spacious two-desk office
- Generous primary suite & bedroom offers a beautiful bay window, ensuite includes a double basin, large shower, separate bath
- Secondary bedrooms & large built-in wardrobes
- Substantial family bathroom & large shower, separate bath, substantial counter and storage
- Laundry & fabulous function, external access
- 5 x reverse cycle air conditioners

## EXTERNAL FEATURES:

- Brick and tile, security screens
- Established, reticulated easy-care gardens
- North-facing outdoor 'room'
- Under-cover, paved entertaining terrace
- Remote café blinds for all-weather enjoyment
- Paved driveway, double garage under main roof
- Bitumen side access to brick shed
- Solar panels, rainwater tank

This high-quality home promises the perfect blend of comfort and style in a serene country setting & just minutes to Donnybrook town centre, with easy access to all its many services and amenities.

Shire of Donnybrook-Balingup Rates 2024-2025: \$2,679.42\* p/a

Zoning: Residential R30

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 asterisk (\*) 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 1,008.00 square metre
- Bedrooms: 4
- Bathrooms: 2

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**Disclaimer:** Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of publication.