



58A Emerald Street, DONNYBROOK, WA 6239

UNDER OFFER BEFORE MARKETING

SUCH A SWEET SPOT!

PRIME LOCATION â## COMFORTABLE AND CONVENIENT

Situated on an easy-care, 1000* sqm lot, this very neatly presented 3-bedroom, 1-bathroom home offers a fantastic 'lock-up and leave' lifestyle in the heart of Donnybrook.

Offering vacant possession and a fabulous 'clean-slate' from which to create your own ideal lifestyle and sanctuary, this fabulous property will not last!

Enjoy the morning sun from your full-length undercover entertaining terrace, the sizeable shed set in low-maintenance gravel grounds â## and all the ease and convenience of being just two* minutes to townâ#!

PROPERTY FEATURES:

- Open-concept living spaces
- Kitchen with walk-in pantry
- Reverse cycle air conditioning
- Security screens
- Colorbond roof, carport under main roof
- Gravel driveway, side access

TYPE: For Sale

INTERNET ID: 300P184792

SALE DETAILS

Offers Over \$589,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Angela Murphy

0438 310 315

- Plenty of space for larger vehicles, a caravan or boat
- 6* m x 6* m shed, double roller doors
- Coffee rock landscaping, raised vegetable beds
- Rainwater tank, 5*kw solar panels, electric hot water system

Act quickly â## this one will be gone in a flashâ#i

Shire of Donnybrook-Balingup Rates 2024-2025: \$2,350.54

Zoning: Residential R20

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 1,001.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Double carport