



CAPEL WA 6271

38-Acre Private Bushland and Wetland Sanctuary

15.41 ha (38 acres)* of banksia woodland and wetland mosaic located just 3.5 km from Capel town centre. A private sanctuary at the end of a long driveway, with both mains and solar power, water tanks and a licensed bore. Despite its seclusion, the property is close to schools, shops and community services - a hidden retreat right on the edge of town.

The property is protected by a Nature Conservation Covenant, securing its ecological value for the future. It forms part of an important wildlife corridor and provides habitat for rare flora and fauna, including the Warty Hammer Orchid, Western Ringtail Possums, Southern Brown Bandicoots and Brush Wallabies. The seasonal wetland is a highlight - swans return each year to nest on the island, while freshwater turtles, monitor lizards and an abundance of waterbirds are also regular visitors.

The existing dwelling is a 2-bedroom, 1-bathroom home, with a mezzanine space that functions as a second bedroom or multipurpose room. It is well-suited as a weekend, caretaker's cottage or permanent base. There is also scope for a larger residence to be built within the generous 7,688 m² building envelope - with the option for the current home to later be reclassified as an ancillary dwelling (subject to Capel Shire approval). This balance of conservation with a designated space for further development makes the property highly versatile.

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: 300P184973

SALE DETAILS

From \$925,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Bec Slade

0417 921 524

Infrastructure includes three sheds/garages, offering useful space for storage, projects or animals. With power and water already established in the building envelope, the essentials are in place for a new owner to make their mark.

Lifestyle opportunities are broad. For some, it will be a nature retreat - a place to watch swans with morning coffee, search for orchids in spring, or camp out under the stars. For others, it may offer the chance to be more self-sufficient - keeping animals, growing food, or living lightly off the land. It's a property that invites you to shape your own vision while enjoying the rare privilege of privacy, space and natural beauty.

Key features:

- 15.41 ha (38 acres)* bush block with wetlands and banksia woodland
- 3.5 km* to Capel
- Mains + solar power, water tanks, licensed bore
- Large 7,688 m² * building envelope
- Three sheds/garages
- Protected by a Nature Conservation Covenant
- Habitat for rare flora and fauna, including orchids, possums, bandicoots, swans, turtles and lizards

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision

Other features: Area Views, Bush Retreat, Close to Schools, Close to Shops, Water Front, Water Views

- Land Area 38 acres
- Bedrooms: 2
- Bathrooms: 1







