



52 Macquarie Street, NOGGERUP, WA 6225

IDYLLIC COUNTRY RESIDENCE – SHIRE OF DONNYBROOK-BALINGUP

Set on a peaceful and immensely pretty 1,546* sqm lot in the secluded locality of Noggerup, this stunning country residence lies within an incredible natural landscape.

Thoughtfully designed and beautifully presented, the modern Colorbond home was built in 2013 by McGrath Homes to cyclone proof* specifications.

The stylish and comfortable residence is complemented by a substantial shed, rainwater tanks, and a gravel drive all set within gorgeous, grassed grounds and surrounded by simply stunning marri, jarrah, xanthorrhoea bushland.

RESIDENCE

- 3 bedrooms, 2 bathrooms, 2 toilets
- Versatile neutral colour palette throughout
- Light-filled, seamless living spaces
- Lovely open kitchen with vast counter, large 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: 300P185119

SALE DETAILS

Offers Over \$669,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Angela Murphy
0438 310 315

- Dining room and lounge â## soaring raked ceiling, transom windows, cosy wood stove, tiled floors
- Two generous bedrooms, and one smaller bedroomâ## stunning views, built-in wardrobes, excellent cross ventilation
- Bathrooms â## spacious walk-in showers, good storage
- Practical laundry with storeroom, external access
- Double glazed windows, lovely garden views
- Air conditioners, ceiling fans
- Mains power
- Septic system, 2* x leach drains
- NBN Sky Muster Satellite*
- 4G mobile coverage*

GROUNDS

- Stunning natural surrounds â## incredible trees, birdlife
- Magnificent rear entertaining deck overlooking creek
- Productive citrus trees
- 46* metre frontage onto Macquarie Street
- Double carport under main roof
- Large, powered shed, 3 x roller doors
- 174,000* litre rainwater tank, additional smaller tank (no scheme water)
- Fully fenced grounds
- 1 x paddock*

Enjoying a beautiful position bounded by Preston National Park, and with a stunning creek running alongside the rear border, this breathtaking smaller-scale rural property lies within convenient proximity to Donnybrook, Collie and Balingup.

Shire of Donnybrook-Balingup Rates 2024-2025: \$2,343.00

Zoning: General Agriculture

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 1,548.00 square metre
- Bedrooms: 3
- Bathrooms: 2





