



## 13 Jayes Road, BALINGUP, WA 6253

HOME OPEN THIS SATURDAY 20th September 12:30pm - 1:00pm

A SIMPLY STUNNING SPOT! FABULOUS BALINGUP FAMILY HOME

With beautiful Balingup Brook meandering past its northern boundary, this vast 2,945\* sqm residential lot offers an incredible country lifestyle opportunity â## just three\* minutes to Balingup town centre.

Built in 1983\*, this property includes a fabulous, 4-bedroom, 1-bathroom, 'brick and tile' family home â## with outstanding infrastructure and solid 'bones'.

Set on stunning, expansive grounds and enjoying wonderful views of the glorious Balingup hills â## it is simply awaiting the addition of your own personal style, along with some modern upgrades.

### INTERNAL FEATURES

- Four bedrooms, one bathroom
- Open concept living space

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:** 300P185696

### SALE DETAILS

**Offers Over \$699,000**

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Angela Murphy**  
0438 310 315

- Well-organised kitchen, substantial walk-in pantry and incredible river views!
- Open concept living and dining, with a cosy wood stove
- Separate flexible-use lounge
- Spacious primary bedroom, with built-in wardrobes
- Three generous secondary bedrooms
- Family bathroom with large shower and vanity, separate bath
- Sizeable laundry, separate toilet, external access

#### GROUNDS

- 40\* metre rear boundary, direct access onto Balingup Brook reserve
- Full-length rear entertaining terrace
- Café blinds for all-weather enjoyment
- Two gazebos
- Double carport
- Double door lock-up garage
- Solar panels\*

So much positive potential here to ignite your imagination!

Inspection will excite those ready to bring to life their family's own country-living vision in a simply stunning river-side setting.

Shire of Donnybrook-Balingup Rates 2024-2025: \$2,316.00

Zoning: Residential R10

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 2,934.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- Double carport











