



6 Nyleeta Close, FERGUSON, WA 6236

GUIDING MID \$2,000,000's

The Ferguson Valley Needs no introduction!

The Rolling hills, the amazing views, the wineries, the lifestyle! This highly thought after location is where many dream to live.

For the discerning buyer now is your chance. . "Welwyndale" this architecturally designed 4 bedroom 2 bathroom home commands the most stunning views down the rolling hills across to Bunbury and the ocean where the ships sit gracefully in the distance.

The stunning 6.75acre* block is fully usable, maybe you'd like to run some cattle, maybe some sheep, it offers so many options depending on your needs. And if the dream of self-sufficiency is yours, this home offers water tanks, solar panels and the added bonus of three phase power to both the house and shed, and also your own dam.

This one of a kind home invites you in, and you soon realise this is not your standard home, With the lounge area off to the right your eyes are drawn to the light filled room in front of you as you walk through into the open plan living the ceilings rise to the

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TYPE: Auction

INTERNET ID: 300P185797

AUCTION DETAILS

6:00pm, Monday November 3rd, 2025

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Roslyn Ierace
0407 529 398

heavens and your eyes are drawn to the west where a full wall of glass draws your eyes to the most amazing panoramic views, now this is a feature you will never take for granted.

The home features two wings, first off, the entry to fabulous bedrooms with easy access to the master bathroom, perfect for the visitors. Then the parents retreat rests on the northern side, combining those beautiful winter sunny afternoons. Just wait until you see the bathroom, the chance to soak in the privacy of your elevated bathtub, taking advantage of those views while you soak away the worries of the world, now his is heaven! Of course, a huge walk in robe finishes off the spacious room.

But the central living room is the centre of the home overlooked by the kitchen; I am not sure how long the dishes will take while you ponder the problems of the world taking in that view! The family can come together with the space needed, and in the afternoon, step out to the sheltered alfresco with automatic louvre roof, allowing the sun in on the cooler days, while giving you the required shelter in summer. Or retreat to the other side of the home where a sheltered courtyard waits for the windier days!

On the opposite side of the oversized double garage 2 separate rooms, a storeroom and a studio!

This is not your standard home and the photosâ€¦ well how can anything do it justice?

If you're in the market for a change in lifestyle then come and look at this week's home Open and discover your new home.

Call Exclusive Agent and Auctioneer Roslyn Ierace today for further details on 0407 529 398.

- 2008 built home by
- 6.75 acres*
- Solar passive design home
- 4 bedroom 2 bathroom + Study + Studio
- 187 mÂ²* of living
- Views all the way to the ocean
- 3 phase power to House and shed
- Alfresco with Stratco Louvre roof
- Double garage
- Solar panels.
- Solar hot water system
- Filtrex septic system
- 12.5 x 9.5 m* shed.

This property is for sale by Open Negotiation (Online auction with flexible conditions)

The auction has commenced, and the property could sell as early as tomorrow.

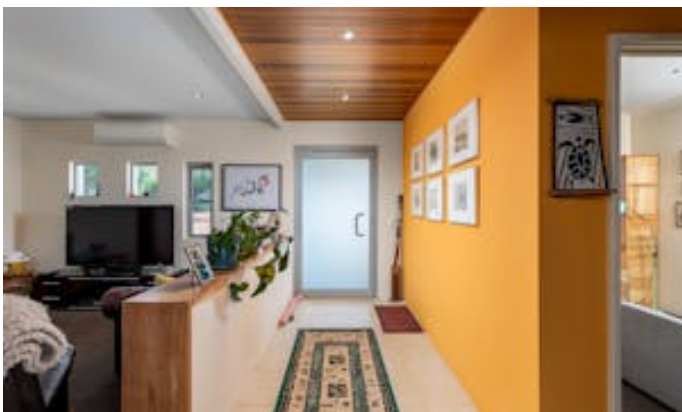
Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!

(The sellers reserve the right to sell prior) Register to watch the auction at openn.com.au

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: 3 Phase Power, Area Views, Bush Retreat, Car Parking - Surface, Carpeted, Ocean Views

- Land Area 6.75 acres
- Building Area: 187.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage
- Ensuite











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 print.

Real Estate

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