



## 68 Emerald Street, DONNYBROOK, WA 6239

HOME OPEN THIS SATURDAY 13th September 12:00pm - 12:30pm

### CHARMING COUNTRY COTTAGE

Set on a generous 1,012\* sqm corner lot in the heart of Donnybrook, this well-presented, 4-bedroom, 2-bathroom property is charming, comfortable, convenient and offers a range of family-friendly, flexible-use living spaces.

Built in 1935\*, and enjoying substantial frontage onto both Emerald and Steere streets, this appealing family home is complemented by beautiful established grounds, an outdoor terrace, two practical sheds and a fully fenced back garden with rainwater tanks and raised vegie beds.

### INTERNAL FEATURES

- Sweet front porch
- Welcoming entry into a lovely front lounge
- Traditional features and high ceilings, polished floorboards, original windows, cosy wood stove

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:** 300P185928

### SALE DETAILS

**Offers over \$699,000**

### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Angela Murphy**  
0438 310 315

- Gorgeous country-style kitchen â## heart of the home!
- Flexible-use living spaces â## including an open-style kitchen, dining and family room
- Additional library, retreat space or office
- Three spacious bedrooms and one smaller bedroom
- Two full-size bathrooms, plus a laundry
- Air conditioning
- Gas hot water system

## EXTERNAL FEATURES

- Weatherboard with tiled roof
- Security screens
- Full length, undercover rear terrace â## perfect for enjoying the morning sunshine!
- Delightful, tidy grounds, with a gorgeous garden â## roses, privacy hedges, a petite and pretty, mixed orchard, rows of peppermint gums and jacarandas
- Fully fenced back garden, multiple raised vegie beds
- Small lockable garage, with an electric roller door
- Convenient access off Steere Street to a larger workshop shed, double roller doors, two rainwater tanks
- Solar panels and invertor â## not in working order - 'as is' condition
- Septic system, leach drain
- Bore

Combining the character and charm of an older Donnybrook cottage, with a range of thoughtful and sustainable lifestyle additions, this warm and welcoming family home is both instantly appealing and surprisingly versatile.

Shire of Donnybrook-Balingup Rates 2024-2025: \$XXX

Zoning: Residential R20

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 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 1,012.00 square metre
- Bedrooms: 4

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.

- Bathrooms: 2











