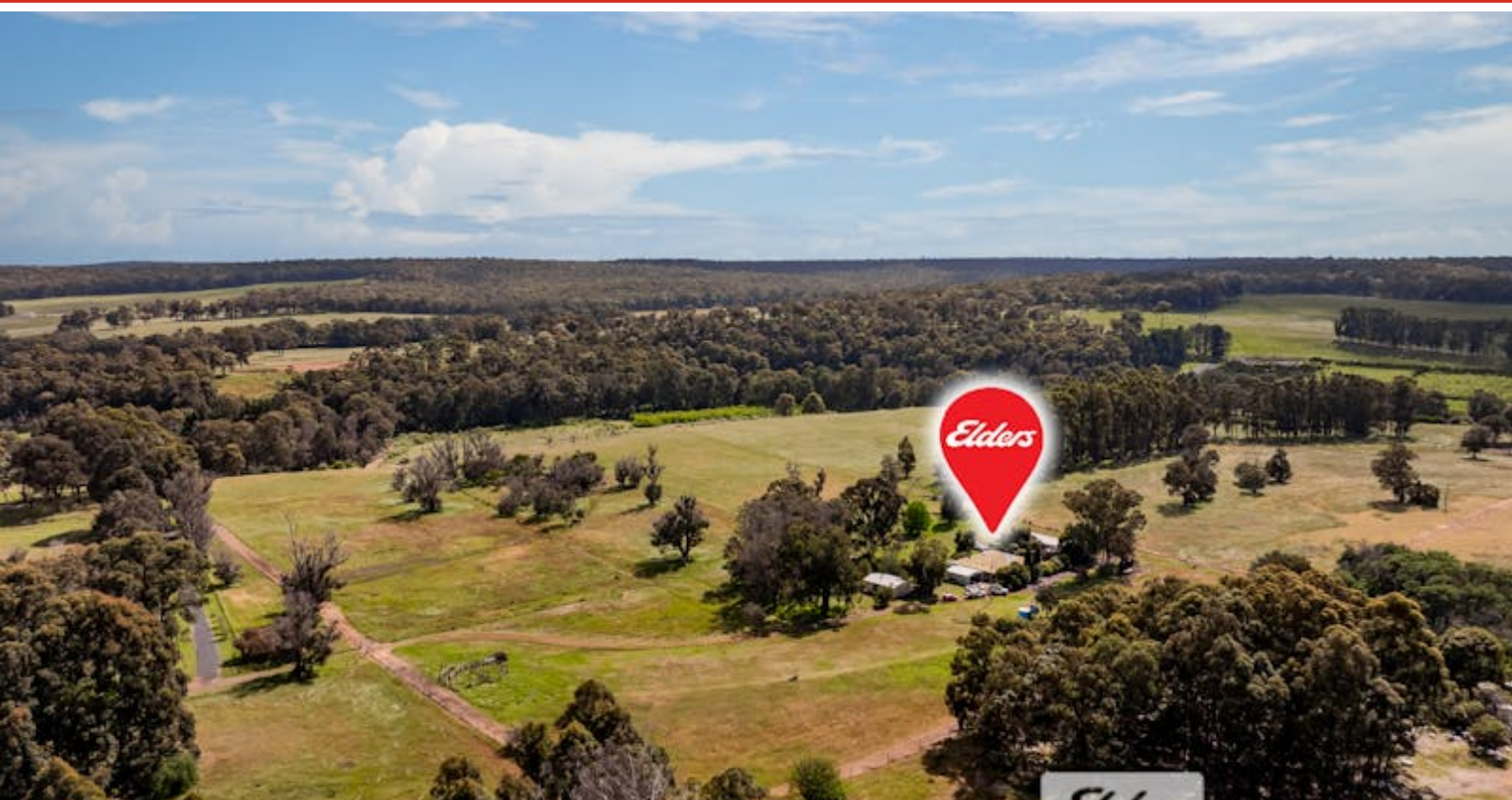




1689 Goodwood Road, CAPEL RIVER, WA 6271

Endless Potential: Two Homes on Prime Capel River Acreage

A rare and truly remarkable opportunity awaits with two separate homes positioned on an exceptional 16.23ha (40+ acre)* riverfront property along the magnificent Capel River. Offering space, privacy, income potential and an enviable rural lifestyle, properties of this calibre are seldom available.

The main residence is a spacious 3x1 brick home featuring a study nook, large open living area, a cosy wood fireplace, air conditioning for year-round comfort, and a well-appointed kitchen with a freestanding 900mm oven. All bedrooms include built-in robes, making it practical for families. Currently rented (Periodic Lease). Tenants would like to stay if that is an option.

The second dwelling is a charming 3x1 cottage, perfect for extended family, rental income, a guest retreat, or even farm-stay opportunities (subject to relevant approvals if required).

While both homes would benefit from some TLC, the solid foundations and incredible setting make them an outstanding long-term investment.

TYPE: For Sale

INTERNET ID: 300P186452

SALE DETAILS

From \$1,250,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Bec Slade
0417 921 524

Centrally located between the two homes is a double lock-up garage/shed, ideal for secure parking or additional storage. For those with rural or hobby farming aspirations, the property is well equipped with proper horse stables and yards, a huge 7-bay open machinery shed, a chook yard, and a fruit orchard-perfect for self-sufficient living and sustainable homegrown produce.

Water security is a major highlight. The property features a bore water station equipped with Reverse Osmosis filtration and UV sterilisation, ensuring high-quality water supply. You'll also find a windmill in place, plus a dam that adds further options and versatility for stock or lifestyle use.

Access to the property is via a private off-road track, enhancing the peaceful, secluded atmosphere while still maintaining convenience. Despite the serene setting, you're just 14 minutes from Capel, 33 minutes to Busselton, 40 minutes to Bunbury, 35 minutes to Busseltonâ##Margaret River Airport, and 2 hours 20 minutes to Perth (*according to Google Maps).

With its river frontage, dual dwellings, extensive infrastructure and impressive acreage, this is a once-in-a-lifetime opportunity to secure a highly sought-after rural holding in an unbeatable location. Properties like this simply don't come along often.

Bec Slade â## 0417 921 524. "I work, live and breathe the lifestyle that I sell."

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, River Views, Water Front, Water Views

- Land Area 16.23 hectares
- Bedrooms: 6
- Bathrooms: 2
- Double garage
- 7 car carport





