



## 478 Sandhills Road, BROOKHAMPTON, WA 6239

### PRIME 17.5\* ACRE LIFESTYLE PROPERTY – JUST MINUTES TO DONNYBROOK!

Situated on a superb, sprawling 17.5\* acre lifestyle lot, every aspect of this stunning Brookhampton property reflects the highest standards of thoughtful design, precise planning and meticulous maintenance.

With every detail carefully considered and every possible need catered for, this spectacular farm is complemented by an incredibly beautiful surrounding landscape of rolling hills, orchards and bushland.

#### HOMESTEAD

- 4 bedrooms, 2 bathrooms
- Panoramic views of spectacular rural scenery
- Open-concept living spaces, soaring, wood-lined ceiling
- Light-filled kitchen, walk-in pantry
- Seamless dining and lounge, with a cosy wood stove

**TYPE:** For Sale

**INTERNET ID:** 300P187004

#### SALE DETAILS

**\$1,399,000**

#### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Angela Murphy**  
0438 310 315

- Spacious, serene primary bedroom, immaculate ensuite
- Generous secondary bedrooms
- Lovely, light family bathroom
- Well-appointed laundry, external access
- Air-conditioning, fans

#### GROUNDS

- Wide, cooling verandahs â## perfect for relaxation and entertaining!
- Wood cladding, Colorbond roof
- Double garage
- 3\* kW solar panels
- Solar hot water system, gas booster
- Gorgeous, landscaped gardens, reticulated
- Mixed orchard, 12\* Satsuma plum trees, vegie gardens
- Aviary or dog run

#### OUTBUILDINGS AND STRUCTURES

- 9\* x 6\*m shed, with power
- Vast machinery or hay shed, 21\* x 7\*m, with power
- Stables with 3 bays, drive-through float access\*
- Tack room, 13\* x 6\*mm with power, fans\*
- Wood shed, two ancillary sheds
- 2 x rainwater tanks of 96,000\* l (1 x concrete, 1 x steel)

#### FARM

- 4 main paddocks
- Electric fences\*
- Dam
- Bore
- Stockyards, horse yard
- Currently running 10-15\* yearlings and 3 horses
- Mainly sand loam soils, with clay near the creek
- Annual fertilisation, biennial lime application to ensure high level of fertility

#### PROXIMITY

- 7\* km to Donnybrook
- 44\* km to Bunbyrt
- 42\* km to Greenbushes
- Access to school bus route\*

This prime Brookhampton property is simply the quintessential country dream brought to life!

Glorious in every way, inspection will immediately excite and impress the most discerning of Buyers and this lovely lifestyle lot will inevitably be in very high demand!

Shire of Donnybrook-Balingup 2025/26 Rates: \$1,908.00\*

Zoned: General Agriculture

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 7.0252 hectares
- Bedrooms: 4
- Bathrooms: 2
- Double garage















