



287 Hocart Road, WOKALUP, WA 6221

Country Living with Room to Grow

Set on a generous 2,071 m²* block, this character-filled Wokalup cottage offers space, comfort and potential in a peaceful semi-rural setting. Whether you're looking for a liveable first home, a renovation project or a quiet country escape, this property delivers a relaxed lifestyle with scope to make it your own.

Property Highlights:

Two bedrooms, one bathroom â## ideal for singles, couples or downsizers

Functional kitchen and laundry with existing fixtures and appliances

Solid original build, circa 1950, ready for renovation or extension (STCA)

Expansive yard with established trees and room for gardens, sheds or pets

Equipped with septic tanks and mains power connection

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: 300P187184

SALE DETAILS

Offers Over \$699,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Anthony (skip) Schirripa
0417 292 923

Single carport and plenty of open parking space

Lifestyle & Location:

Wokalup combines small-town charm with convenience and is positioned just minutes from Harvey and Brunswick Junction for shopping, schools and services. The South Western Highway provides easy access to Bunbury and the wider South West region.

Enjoy the freedom of country living, with space to grow, work, or unwind in your own backyard.

The Opportunity:

Whether you're seeking a first home, a rural downsizer or an investment with long-term potential, 287 Hocart Road represents a genuine opportunity to enter a tightly held pocket of the Harvey district. With essential infrastructure already in place, you can move in or plan your improvements at your own pace.

For more information or to arrange an inspection, contact Anthony (Skip) Schirripa on 0417 292 923.

Buyers note: some photos have been digitally enhanced for illustrative purposes. All buyers to inspect the property or ask for further information.

Land rates: \$1323.00 pa*

Water rates: \$289.66 pa*

Built: 1950

Zoning: R15-50

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.

- Land Area 2,071.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1





