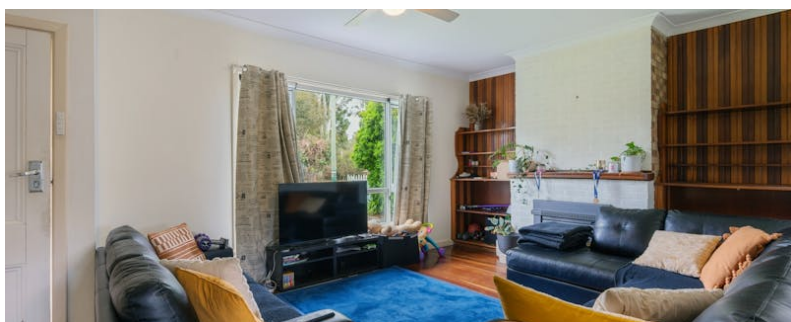




30 Emerald Street, DONNYBROOK, WA 6239

HOME OPEN THIS SATURDAY 8th November 10:00am - 10:30am

EXCEPTIONAL EMERALD STREET RESIDENCE

Enjoying a prime position on sought-after Emerald Street, this generous 1,012* sqm lot enjoys a lovely, grassed outlook towards the beautiful bush-line of Noneycup Creek reserve.

Currently tenanted on a fixed lease until 27 November 2025*, this inviting home offers the ideal opportunity to either 'nest or invest'!

With potential to subdivide*, and lying within an appealing enclave of original Donnybrook workers' cottages, this property offers the ideal entry into exceptional Emerald Street â## peaceful, well-positioned and awaiting your own modern upgrades and personal style.

INTERNAL FEATURES

- 3 bedrooms, 1 bathroom, 1 toilet

TYPE: For Sale

INTERNET ID: 300P187359

SALE DETAILS

Offers Over \$650,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Angela Murphy
0438 310 315

- High ceilings, polished jarrah floorboards
- Brick chimney, updated slow-combustion wood stove
- Tidy, open kitchen with a free-standing Chef gas range
- Garden outlook and external access
- Spacious bedrooms, with ceiling fans, remote control
- Family bathroom, separate bath
- Double-glazed* front windows, freshly painted
- Reverse cycle air conditioning

EXTERNAL FEATURES

- Flat-lying block
- 20.1* m frontage, 50.3* m side boundaries
- Outdoor entertaining terrace, overlooking large garden
- Car port under main roof
- Side access through to back garden
- Shed â## concrete floor, additional double carport
- Plenty of space established at the rear for vegie beds or chooks!
- Connected to NBN*
- Deep sewerage*

Situated opposite Donnybrook District High School and within an easy* walk of the thriving town centre, Cricket Club, Community Garden and Men's Shed â## Emerald Street is enjoying a wonderful resurgence as historical homes are progressively upgraded and extended.

Shire of Donnybrook-Balingup Rates 2025/26: \$2,316.00* p/a

Zoning: Residential R40

For further information and to arrange your viewing, please contact:

Angela Murphy 0438 310 315 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: 3
- Bathrooms: 1

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.



