



575 Farley Road, PAYNEDALE, WA 6239

IDYLIC 100* ACRE LIFESTYLE LANDHOLDING – OAKWAY ESTATE, GEOGRAPHE WINE REGION, SHIRE OF DONNYBROOK-BALINGUP

40.46 hectares, 99.98 acres

Perfectly positioned within the world-renowned Geographe Wine Region, this picturesque 100* acre lifestyle property offers the ultimate rural retreat.

Enjoying a sublime sense of seclusion, yet in ready proximity to both Donnybrook and Capel townships, Oakway Estate lies within an exquisite landscape of forests and farmland.

Bounded to the south by beautiful Capel River, every detail of the well-established residence and expansive grounds has been carefully considered to create an exceptional, easy-care, country lifestyle.

The Estate includes a wonderful historical homestead, complemented by a range of functional, flexible and appealing outbuildings surrounded by glorious gardens, a multi-varietal vineyard and productive eucalyptus plantation, all leaning into 'off-grid', sustainable living.

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: 300P187418

SALE DETAILS

Offers Over \$1,850,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Angela Murphy
0438 310 315

HOMESTEAD

- Built in 1932*, hand-made bricks
- Extended and upgraded since
- 4 bedrooms, 2 bathrooms, 2 toilets, 1 office
- Spacious and serene throughout
- Entry via a welcoming wooden front verandah
- Numerous stunning traditional features to appreciate â## soaring ceilings, jarrah and black butt floorboards, original doors, wide skirtings, 'pull-cord' lights
- Vast windows showcase the breathtaking landscape
- Seamless, open-concept living space â## combines family and dining rooms with a shaded back porch
- Country kitchen â## option to dine in, with a breakfast bar
- Large and stately separate lounge
- Slow combustion wood stove, slate hearth
- Substantial office â## bank of storage, external access
- Peaceful primary bedroom, stunning views
- Generous secondary bedrooms in their own wing
- Two well-appointed bathrooms, one bath
- Vast laundry with additional store room
- Ducted reverse cycle air conditioning
- Well-insulated, calm and comfortable
- Solar hot water â## and via the wood stove!

OUTBUILDINGS

- 'Cellar Door' â## alternately offers potential for a versatile studio, accommodation, retreat or function space
- A stylish Colorbond structure, coffee rock landscaping, stunning kangaroo paws
- Vast windows and doors, fabulous full-length terrace
- Spectacular views, overlooking the dam and vineyards
- Huge temperature-controlled storage or workshop shed
- Commercial kitchen, accessible toilet
- Option for a micro-brewery
- Old School House â## gorgeous historic wooden structure from the 1930s*, now used as a carport and tool shed
- Various sheds â## large hay shed, two-bay carport, mower storage, stable

GROUNDS

- Scenic entry through a Tasmanian blue gum plantation
- Stunning undulating landscape, bounded by Capel River
- Gorgeous, grassed garden surrounds the homestead
- Designed for easy-care, fully fenced and reticulated, beautiful birdlife
- Glorious established trees, fruit salad orchard
- Several paddocks
- 5* acres of vineyard, 9* grape varieties
- Established for ready management, automated watering

WATER AND INFRASTRUCTURE

- Water tanks x 3*
- Gravity fed water into the homestead
- Rainwater catchment off house
- Large dam, winter creek
- Windmill, solar panels, gas bottles
- Septic systems, leach drain
- Mains power ### all underground
- Stand-by generator for seamless supply
- Good fencing throughout property

Held by the same family for 35* years, and offering multiple potential income streams, Oakway Estate now promises broad appeal as a very thoughtfully designed, well-appointed and beautifully presented lifestyle property.

Whether utilised in future as a full-time rural retreat or easy-care family 'weekender', this wonderful Estate will immediately excite and delight.

Shire of Donnybrook-Balingup Rates 2025/26: \$2,512.16

Zoning: Priority Agriculture

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

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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 40.46 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2











