



384 Gavins Road, CAPEL, WA 6271

Highly Productive Rural Haven in Capel – Just 11 Minutes to the beach!

Take a look at this rare and highly productive rural property nestled in the beautiful country community of Capel.

Located only approximately 11 minutes from the crystal-clear waters of Geographe Bay at Peppermint Grove Beach, this property offers the ultimate combination of rural lifestyle and coastal convenience.

At the heart of the property sits a massive family home featuring five double-sized bedrooms, including a main bedroom with a huge ensuite, providing space and comfort for the whole family.

Relax in the spacious open family room with a wood fireplace, perfect for cozy winter nights watching your favourite shows. The open-plan kitchen and dining area makes meal preparation and entertaining effortless, while the grand theatre room is ideal for unforgettable movie nights. For extended family or visiting friends, the property also includes a second dwelling - a three-bedroom weekender, perfect for guests after a day at the beach or family stays.

This property is off grid, providing substantial savings on power bills and a truly

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TYPE: For Sale

INTERNET ID: 300P188613

SALE DETAILS

Offers from \$2,600,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Scott Summers
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self-sufficient lifestyle. The substantial 160-acre (approx.) farmland offers plenty of space to run cattle, horses, or even sheep, making it ideal for a serious rural enterprise or hobby farm. Properties of this size and quality are extremely rare and becoming scarcer every year, making this a unique opportunity for those looking to relocate their farming venture or secure a long-term lifestyle investment.

Property Highlights:

- Main residence: 5 double-sized bedrooms with huge ensuite
- Spacious open-plan family room with wood fireplace
- Open-plan kitchen and dining area for effortless entertaining
- Grand theatre room for movie nights
- Second dwelling: 3-bedroom weekender for guests or family
- Off grid for significant power savings with a backup 10 KVA diesel generator
- Approximately 160 acres of productive farmland
- A machinery shed to keep your hard-working vehicles out of the weather,
- Hay shed for safe storage of your stock food
- A large, powered tool shed
- Ideal for cattle, horses, sheep, or hobby farming
- Approximately 11 minutes to Peppermint Grove Beach

â# A rare opportunity to secure a large rural property with coastal convenience, perfect for lifestyle or farming pursuits. Properties of this calibre don't come along often!

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 64 hectares
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2







