



## 227 Gardiner Road, CUNDINUP, WA 6275

ECO-LUXE SANCTUARY – 'TIFFANY RIDGE' 165\* ACRES, OFF-GRID, NEAR BALINGUP

**66.89 hectares, 165.30 acres**

Offering a masterclass in sophistication and sustainable design, this stunning, off-grid property promises a serene and secluded lifestyle – truly 'at one' with its exquisitely beautiful, bushland setting.

Designed and built by the current owners, every component at Tiffany Ridge has been carefully considered and meticulously executed – delivering the epitome of stylish country living, while immersed in nature.

### HOMESTEAD INTERIOR

- Two thoughtfully-designed 'pavilions'
- Linked by a versatile, all-weather breezeway
- With seamless connection to a dream deck

**TYPE:** For Sale

**INTERNET ID:** 300P189631

### SALE DETAILS

**Offers Over \$3,300,000**

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Angela Murphy**  
0438 310 315

- Primary suite pavilion; a restorative retreat, serene, generous bedroom; stunning, spa-inspired, ensuite bathroom; practical walk-in wardrobe; a well-appointed laundry is accessed separately
- Luxury lifestyle pavilion; an expansive, integrated living space; showcasing a breathtaking, panoramic outlook; vast lounge, dining, gourmet kitchen, butler's pantry, bar and incredible deck; seamless indoor, outdoor flow; a spacious and accessible, secondary bedroom and bathroom â## intimate and peaceful; an additional loft suite includes the third bedroom and bathroom â## a semi-open, yet private mezzanine
- A restrained, contemporary aesthetic consistently draws focus outwards to spectacular surrounds
- Numerous touches of high-quality luxury throughout
- A vast granite island, Rayburn wood range, soaring ceilings, spotted gum flooring, an immense, recessed, glass door, casement window, fabulous light fixtures, and a spectacular, suspended fireplace â## custom made in France!

## HOMESTEAD EXTERIOR

- Vast, undercroft, outdoor living space
- Perfect for water-side relaxation or stylish entertaining â## on a grand scale!
- Exquisite 30\* metre feature wall of Donnybrook stone
- Viewing platform, hot tub, fire pit, boardwalk
- And a surprise winter waterfall!
- Naturalistic landscaping
- Option for undercover parking for four\* vehicles

## OUTBUILDINGS AND INFRASTRUCTURE

- Workshop Shed â## 12\* x 12\* metres, concrete floor
- 'The Hay Shed' â## a versatile studio or retreat space
- Container Shed â## ideal caravan 'annexe'\*
- Septic system, leach drains
- Off-grid solar network\*
- 160,000\* and 110,000\* rainwater tanks

## GROUNDS

- 165.3\* acres of jarrah, marri, xanthorrhoea bushland
- Access through stunning Mullalyup State Forest
- Rich in biodiversity, birdlife and local bush creatures
- The land slopes towards a vast, central dam â## with resident marron!
- Water catchment from the whole property
- Established 'fruit salad' orchard

## PROXIMITY

- Two exit routes to Gardiner Road and Halley Form
- Ready access\* to Balingup or Donnybrook
- Within catchment zone for Greenbushes
- Additional proximity to Nannup and Bridgetown

An immensely special property, Tiffany Ridge presents as a true eco-luxe sanctuary. Sophisticated, stylish and sustainable living at its finest all set within a glorious landscape.

Shire of Nannup Rates 2025/26: \$2,354.12

Zoning: Rural

Viewing is strictly by appointment only please.

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 66.894537 hectares
- Building Area: 222.00 square metres
- Bedrooms: 3
- Bathrooms: 3

## HOMESTEAD

Bedrooms	3
Bathrooms	3
House Area	222.00 square metres













