



114 Pile Road, FERGUSON, WA 6236

Character-Filled Ferguson Valley Retreat with River Frontage

Nestled amongst the rolling hills of the picturesque Ferguson Valley, this exceptional lifestyle property offers approximately 5.81 hectares (14 acres) of natural beauty, combining an open paddock, established bushland and picturesque Ferguson River frontage.

Lovingly crafted from rammed earth and thoughtfully custom designed in the 1980s, this charming home is rich in warmth, character and timeless appeal. From the moment you arrive, you'll appreciate its welcoming country cottage feel, complete with traditional sash windows, a beautiful stained-glass front entry door, and a classic wrap-around verandah-the perfect place to sit back with a coffee and enjoy the peaceful surrounds.

At the heart of the home sits a beautifully handcrafted kitchen featuring solid Jarrah benchtops, showcasing exceptional craftsmanship and perfectly complementing the home's rustic charm.

Designed for comfortable family living, the residence offers four generous bedrooms and two bathrooms, with spacious living areas providing plenty of room to relax and entertain. One of the home's most distinctive features is its split-level design, with a private first floor accessed via the Jarrah staircase. This separate upper level

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TYPE: For Sale

INTERNET ID: 300P189857

SALE DETAILS

[Expressions of interest](#)

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Tom Kitchen
0411 947 284

accommodates the fourth bedroom and provides a versatile space that could also be utilised as a guest retreat, teenage hideaway, home office or creative studio.

Large windows throughout the home invite an abundance of natural light while framing the surrounding bushland and rural outlook, creating a wonderful connection between the home and its natural surroundings.

While the home has been lovingly cared for over the years, it presents an exciting opportunity for its next owners. With some modernisation and contemporary updates, this property provides a solid foundation to add your own style and create your dream country retreat, while preserving the unique craftsmanship and character that make it so special.

Outside is where this property truly comes to life. An open paddock provides space for hobby farming or simply enjoying the rural lifestyle, while acres of established natural bushland offer privacy, walking trails and abundant native wildlife. Meandering through the property, the beautiful Ferguson River creates a peaceful backdrop, complemented by what the current owners affectionately refer to as "the rainforest"-a cool, secluded retreat nestled beside the river, featuring an array of established ferns, majestic Bangalow palms and lush ground covers that create a truly magical setting to relax and unwind.

The property also boasts an impressive selection of established fruit trees, allowing you to enjoy fresh seasonal produce straight from your own garden. Varieties include four orange trees, one lime, one lemon, several mandarin trees, one grapefruit tree (not pink) and one feijoa, further enhancing the self-sufficient country lifestyle on offer.

A substantial shed offers excellent storage for machinery, vehicles or workshop space, while approximately 80,000 litres of rainwater storage provides ample water supply for the property. A solar panel system further enhances energy efficiency and helps reduce everyday running costs.

Positioned in one of the South West's most tightly held lifestyle locations, you'll enjoy the tranquillity of country living while remaining only approximately 20 minutes from Bunbury, with the Ferguson Valley's renowned wineries, breweries, cafés and scenic attractions all close by-including neighbouring Ferguson Falls, famous for its pizzas, wines and relaxed country atmosphere.

Property Highlights:

- Approximately 5.81 hectares (14 acres)
- Custom-designed rammed earth home
- Charming country cottage feel throughout
- Wrap-around verandah
- Handcrafted kitchen with solid Jarrah benchtops
- Traditional sash windows
- Stained-glass feature front entry door
- Four generous bedrooms
- Split-level design with private first-floor fourth bedroom

- Two bathrooms
- Spacious living areas
- Opportunity to modernise and add your own personal touch
- One open paddock
- Acres of established natural bushland
- Ferguson River frontage
- Private riverside "rainforest" with established ferns, Bangalow palms and lush ground covers
- Established orchard with four orange trees, lime, lemon, several mandarin trees, grapefruit and feijoa
- Approximately 80,000 litres of rainwater storage
- Large 18m (approx.) shed/workshop
- Solar panel system
- Peaceful and highly sought-after Ferguson Valley location
- Approximately 20-25 minutes from Bunbury

Lifestyle properties that combine character, craftsmanship, river frontage and lifestyle acreage are becoming increasingly rare. Offering a home full of warmth and charm together with the opportunity to add value and make it your own, 114 Pile Road presents an exceptional opportunity to secure your own slice of the Ferguson Valley.

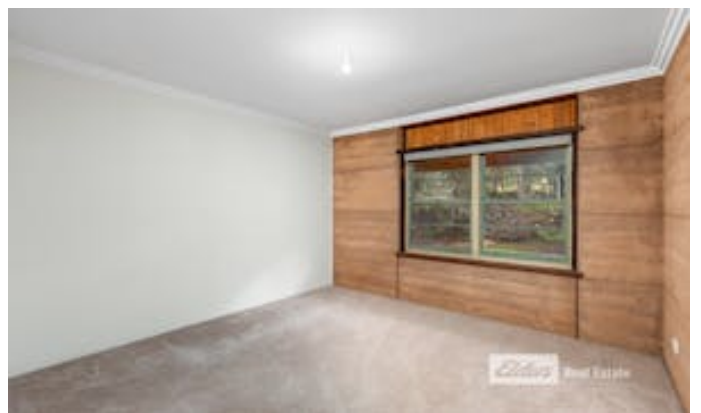
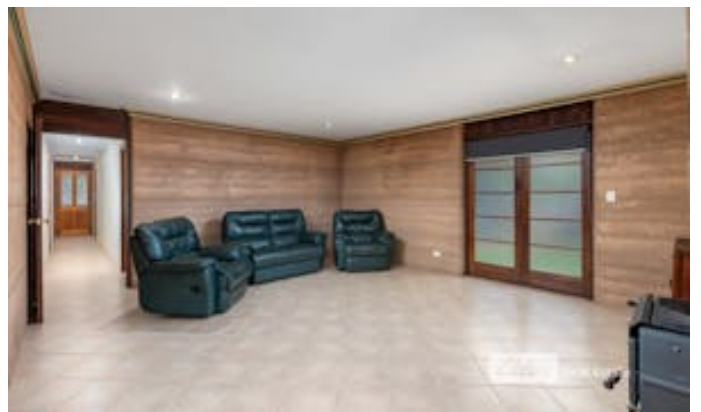
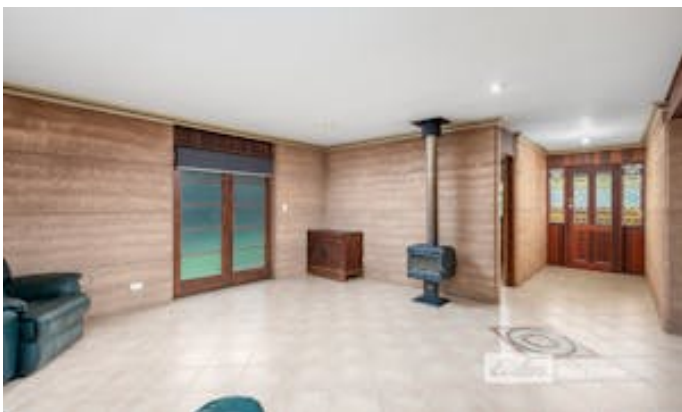
Listed exclusively with Tom Kitchen at Elders Real Estate South West.

For further information or to arrange your private inspection, contact Tom Kitchen on 0411 947 284.

Buyers Note: All measurements, areas and dollar amounts are approximate only and provided as a guide. Boundaries shown in photographs or marketing material are indicative only. Prospective buyers should undertake their own due diligence and rely on their own inspections and enquiries before making any purchasing decision.

Other features: River Views

- Land Area 14 acres
- Bedrooms: 4
- Bathrooms: 2
- Ensuite

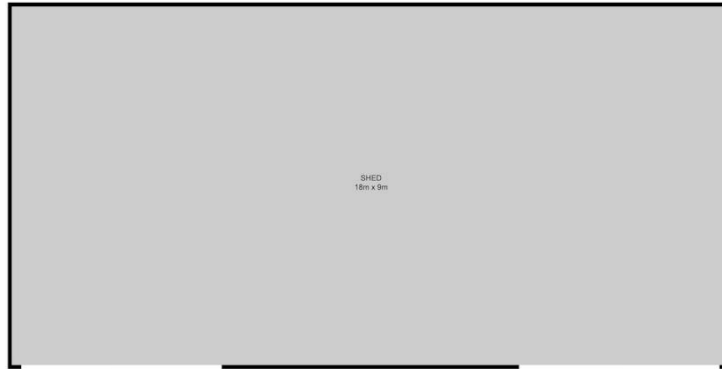








114 Pile Road, Ferguson



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