



## 13 Yelverton Street, DONNYBROOK, WA 6239

### INVITING A NEW BEGINNING

Enjoying incredible elevation on a 911\* sqm lot in the heart of Donnybrook, this older-style home has fabulous 'bones', beautiful views across towards the hills â## and is now ready for a wonderful new beginning.

With a practical layout and a number of updated features, the house is both comfortable and very well-positioned â## lying just minutes to the town, schools, recreation and community centres.

With the benefit of some contemporary upgrades and the addition of your own preferred style, this property holds immense potential for years ahead.

### INTERIOR FEATURES

- 4 bedrooms, 1 bathroom, 1 office
- Original kitchen, built-in pantry, skylight
- Open-concept dining and living space, cosy wood stove

**TYPE:** For Sale

**INTERNET ID:** 300P190588

### SALE DETAILS

**Offers Over \$779,000**

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Angela Murphy**  
0438 310 315

- Separate front lounge, amazing outlook
- Appealing archways
- Three good-sized bedrooms, built-in wardrobes
- One additional rear office, two practical hallway cupboards
- Updated family bathroom, large shower, great storage
- Laundry, separate toilet, external access
- Security screens

#### EXTERIOR FEATURES

- Fabulous front porch, incredible views
- Vast rear outdoor entertaining terrace
- Under cover, for all-weather enjoyment
- Built-in brick barbeque
- Carport and a lockable garage
- Retaining walls, established plants
- Rainwater tank, small garden shed

Shire of Donnybrook-Balingup Rates 2025/26: \$2,531.41

Zoning: Residential R30

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.









