



## 33 Donegan View, JULIMAR, WA 6567

Wake up on top of the world!

**10.50 hectares, 25.95 acres**

What does this property have? What doesn't it have? A very unique property that must be seen to appreciate.

Set high above the surrounding countryside, 33 Donegan View, Julimar is an exceptional lifestyle retreat on 10.05 hectares of elevated countryside, offering breathtaking views across treetops, rolling hills, farmland and the ever-changing rural landscape.

From sunrise to sunset, the outlook is nothing short of spectacular. Whether you're enjoying a quiet morning coffee or entertaining friends, the sense of space, privacy and connection to nature is immediate. Imagine watching abundant birdlife at eye level, framed by expansive verandas and uninterrupted bushland vistas.

The property also offers a rare and highly flexible layout, this home presents a unique opportunity for multigenerational living or dual-living potential with a

**TYPE:** For Sale

**INTERNET ID:** 300P191521

**SALE DETAILS**

**Offers from \$990,000**

**CONTACT DETAILS**

**Elders Real Estate,  
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NORTHAM, WA  
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fully self-contained lower level providing a second living zone with its own amenities, creating two distinct living areas for the price of one-ideal for extended family, guests, or future income potential. A standout opportunity for buyers willing to think outside the box in the current market.

Designed with both comfort and entertaining in mind, the home features a large, open kitchen and generous living areas that flow seamlessly to wrap-around verandas, creating multiple outdoor zones to relax, dine or simply take in the view. It's an entertainer's delight - indoors and out.

The residence is solidly and beautifully built, presented in an immaculate, move-in-ready condition, including recently varnished floor boards. There is absolutely nothing to do but enjoy the setting. Every detail reflects quality and care, making this a home that feels as good as it looks.

Comfort and peace of mind are equally well catered for. At the heart of the home, a powerful fireplace efficiently heats the residence. The home is also equipped with a sprinkler system on the roof.

The landholding is larger than many lifestyle properties in the area and offers usable bushland with established tracks, perfect for walking, bike riding and nature-based pursuits. With strong privacy and no risk of being built out by neighbours, this is a true sanctuary rich in wildlife and tranquillity.

Adding to the appeal is a 6 x 8 metre powered shed with concrete floor, ideal for storage, hobbies or projects. Plenty of water storage with 170,000 litre capacity. There is even a gorgeous little outhouse with a bath ready to be rejuvenated and spruced up - bringing forest bathing to an entirely new level.

All of this is set within approximately 15 minutes of the historic Toodyay township, offering the perfect balance of rural peace and everyday convenience, with Perth still within comfortable commuting distance.

#### Special Features Include:

- Elevated position with incredible panoramic views
- Wrap-around verandas capturing sunsets, treetops and birdlife
- Large living areas and expansive entertainer's kitchen
- Ancillary accommodation with separate entry and income potential
- 10.05 hectares of stunning bushland with walking and bike tracks
- 6 x 8 metre powered shed with concrete floor
- Easy-care, low-maintenance landscaping
- Exceptional privacy - never built out by neighbours
- Solid, high-quality home in an immaculate condition

#### This Property Will Appeal To:

- Those looking for multi-generational living or additional income potential
- Buyers seeking a premium lifestyle retreat with space, privacy and views
- FIFO workers seeking a private, low-stress retreat with flexible accommodation
- Tree-changers wanting a peaceful rural setting without sacrificing convenience
- Entertainers who value indoorâ##outdoor living and generous social spaces
- Artists seeking ancillary space for studio or even workshops
- Nature lovers, birdwatchers and outdoor enthusiasts
  - Land Area 10.5 hectares
  - Bedrooms: 5
  - Bathrooms: 4

## HOMESTEAD

<b>Bedrooms</b>	5
<b>Bathrooms</b>	4







