



2747 Donnybrook-Boyup Brook Road, MUMBALLUP, WA 6225

ICONIC 'MUMBY' LOCATION – TWO TITLES, SPACIOUS CHARACTER HOME, PRIME POTENTIAL

Occupying two separate titles with a total land area of 3,440* sqm (or 0.85* acres), this vast double lot lies adjacent to the famous Mumby Pub and directly opposite the Bibbulman Track – promising immense lifestyle or development potential.

Reflecting its early 1900s* origins as the township's General Store and Post Office, character and traditional features are evident throughout this historic Mumballup residence – which is backed by the beautiful Preston River.

Offered 'as is', the weatherboard and tin home is complemented by a substantial shed, various practical outbuildings and expansive grounds – all set within a striking landscape of rolling hills, picturesque farms and beautiful natural bushland.

RESIDENCE

- 3 bedrooms, 1 bathroom, 1 office
- Spacious and versatile, filled with character throughout

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale
INTERNET ID: 300P193032
SALE DETAILS
Offers Over \$519,000

CONTACT DETAILS

Bunbury
 11 Stirling Street
 Bunbury, WA
Angela Murphy
 0438 310 315

- Numerous traditional features â## Jarrah floorboards, high ceilings, decorative roses, French windows and doors
- Open concept, informal rear living space â## kitchen (with an amazing Jarrah counter!), dining and family room with an original winter wood stove
- Lovely large front lounge
- Office or flexible-use internal space
- Country-style bathroom and laundry
- Enclosed front verandah and a very generous, north-facing rear deck â## for fabulous all-weather enjoyment
- New gas hot water system

GROUNDS

- Vast workshop shed, with power, additional lean-to
- New septic system
- 90,000* litre rainwater tank
- Bore
- Huge pear tree, lovely established peppermint gums
- Heaps of space for chooks or vegies!

LAND

- Two separate lots
- Lot 2 on Diagram 2697 â## 1,758* sqm
- Lot 3 on Diagram 2697â## 1,682* sqm
- Total land area â## 3,440* sqm or 0.85* acres
- Excellent frontage â## 34.88* metres
- Riverside boundary â## 35.84* metres
- Potential to subdivide*

LOCATION

- Adjacent to iconic Mumby Pub
- Backed by stunning Preston River
- Directly opposite Bibbulman Track
- Proximity to both Collie and Donnybrook
- 2* km to Glen Mervyn Dam

Prime potential and an outstanding opportunity â## just bring your own unique Mumby vision and some trade skills!

It is recommended that Buyers liaise directly with the Shire of Donnybrook-Balingup to establish any potential uses or development options for this property, with associated application and approval requirements.

Shire of Donnybrook-Balingup 2025/26: \$2,343.00*

Zoning: Priority Agriculture

For further information and to arrange your viewing, please contact:

Angela Murphy 0438 310 315 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 3,440.00 square metres
- Bedrooms: 3
- Bathrooms: 1





