



## Lot 24 Shenton Road, GWINDINUP, WA 6237

### RIVER FRONTAGE LIFESTYLE – APPROX. 9\* ACRES

Nestled in the peaceful and tightly held locality of Gwindinup, just minutes\* from the beautiful township of Boyanup, this stunning lifestyle property offers a rare opportunity to secure your own private oasis with river frontage.

Set on approximately 9\* acres of picturesque land, this charming 4 bedroom, 2 bathroom homestead is perfectly positioned to capture the tranquil surrounds. Wide wrap-around verandahs on two sides of the home provide the perfect place to relax and enjoy the peaceful outlook over the lush, established gardens and lawns.

The heart of the home features a welcoming open plan kitchen, dining and living area, designed for comfortable family living. The kitchen is both practical and inviting, complete with an upright gas stove and dishwasher, and flows seamlessly into the spacious dining and lounge area. Here you will enjoy year-round comfort with reverse cycle air conditioning and the warmth and ambience of a large tile fire for those cooler months.

Large windows frame the lovely garden outlook, bringing the beauty of the outdoors inside and creating a calm, relaxing atmosphere throughout the living space.

**TYPE:** For Sale

**INTERNET ID:** 300P193047

**SALE DETAILS**

**Offers Over \$1,449,000**

**CONTACT DETAILS**

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Susan Kouw**

0438 300 980

All four bedrooms are generously sized, easily accommodating queen-sized beds. The master bedroom includes a semi-ensuite, while the home also features two toilets for added convenience. A large laundry with ample bench space adds to the home's practicality for everyday living.

Outside, the property continues to impress with an array of features designed for both lifestyle and functionality. The established gardens and lawns create a beautiful setting around the home, while the property itself offers plenty of space for hobbies, animals, or simply enjoying the rural lifestyle.

Multiple large all-purpose sheds provide excellent storage and workspace options, and additional features such as a chook yard, fishpond, outdoor decked entertaining area, solar panels, solar hot water system, and a large water tank add to the property's self-sufficient appeal.

The highlight of this property is the river frontage, offering a unique and tranquil natural feature that further enhances the lifestyle on offer.

Located in a highly sought-after area, this property is only minutes\* to Boyanup and approximately 10\* kilometres to Donnybrook, providing the perfect balance of peaceful rural living with convenient access to local amenities.

Lifestyle properties in this beautiful pocket of Gwindinup are tightly held and highly desirable.

Make sure this one is on your "must see" list.

Shire of Capel 2025/26 Rates: \$2,407.13\* p/a

Zoned: Rural

For further information or to arrange a viewing, please contact Susan Kouw 0438 300 980 [susan.kouw@elders.com.au](mailto:susan.kouw@elders.com.au)

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 9 acres
- Bedrooms: 4
- Bathrooms: 2





