



11 Jones Street, YABBERUP, WA 6239

A Rare Acreage Opportunity with Endless Possibilities

Set on approximately 3 acres of beautiful Yabberup countryside, this versatile rural lifestyle property offers space, comfort and endless potential, complete with a spacious family home, self-contained cottage and impressive infrastructure.

Surrounded by established gardens, fruit trees and scenic rural outlooks, the property has been thoughtfully designed for relaxed country living while still offering all the practical features needed for hobby farming, entertaining or multi-generational living.

The main residence features a spacious open-plan kitchen, living and dining area with beautiful bamboo flooring, soaring 2.7m ceilings and expansive windows allowing natural light to flood the home. At the centre of the living space sits a striking wood fireplace, creating warmth and character throughout the cooler months, while ducted reverse cycle air conditioning ensures year-round comfort.

The well-appointed kitchen is equipped with a large 6-burner gas cooktop, electric oven, generous bench space, pantry with power and a filtered water connection to the fridge. Large sliding doors seamlessly connect the indoors to the surrounding verandahs and outdoor entertaining areas, creating a relaxed indoor-outdoor lifestyle.

TYPE: For Sale

INTERNET ID: 300P194074

SALE DETAILS

Offers Over \$1,800,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

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Accommodation within the main home includes 3 spacious bedrooms, three bathrooms, two walk-in robes, separate study areas and practical family-friendly living zones. Downstairs, a cellar provides additional storage or the perfect space for wine enthusiasts.

Adding further flexibility is the separate self-contained cottage, complete with its own kitchen featuring a 4-burner gas cooktop and electric oven, reverse cycle air conditioning, bathroom, laundry and enclosed sunroom - ideal for extended family, guests, rental income or a private retreat.

Outdoors, the property is exceptionally well-equipped with established vegetable gardens, a stone fruit orchard, multiple paddocks with animal shelter, extensive water infrastructure and impressive shedding. A large 12 x 7.5 three-bay machinery shed with power, caravan storage and multiple power outlets provides outstanding functionality for trades, storage or rural pursuits.

Water infrastructure is a standout feature, with approximately 165,000L of tank storage servicing both the home and cottage, complemented by a bore, pressure pumps supplying reticulated areas, and a further 90,000L of rainwater storage. Sustainability is further enhanced with a 6kW solar system with 22 panels and an automatic generator connected to the property during outages.

Positioned near the Preston River frontage and surrounded by peaceful rural scenery, this unique lifestyle property offers the perfect balance of privacy, practicality and country charm.

Property Highlights:

- o Spacious family home plus separate self-contained cottage
- o 6kW solar system with 22 panels
- o Automatic backup generator connected to the property
- o 2.7m high ceilings throughout main home
- o Kitchen with 6-burner gas cooktop and electric oven in main home
- o Cottage with reverse cycle air conditioning and enclosed sunroom
- o Approx. 165,000L water tank storage servicing house and cottage
- o Bore water and pressure pump reticulation system
- o Established vegetable gardens and stone fruit orchard
- o Paddocks divided into 4 sections with animal shelter
- o 12 x 7.5m powered three-bay machinery shed
- o Undercover caravan storage
- o Two 15-amp power outlets
- o NBN fixed wireless connection
- o Telstra 4G booster installed
- o Septic system with leach drain
- o Shed and cottage approved by Shire

House Built: 2011

Land Rates: 2343pa*

Water Rates: Not applicable

Cottage built: 2001

Zoning: priority agriculture

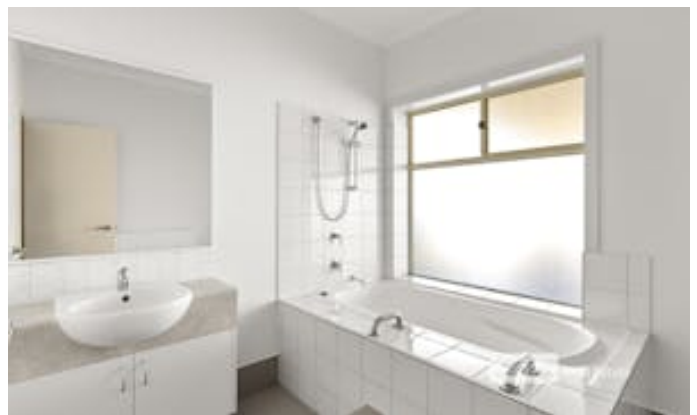
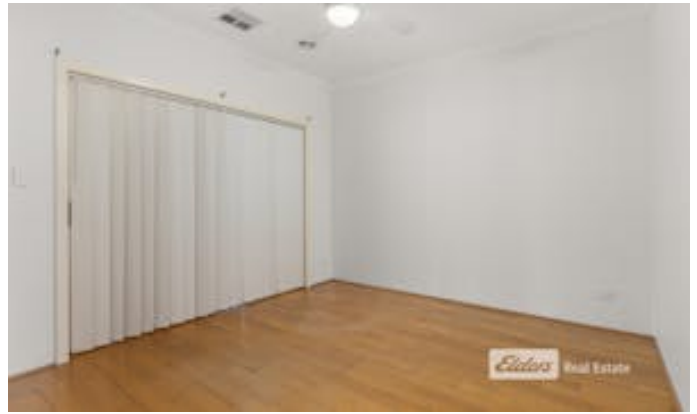
Buyers Note: Subdivision is currently not supported by the Shire however, an application may still be submitted to the WA Planning Commission for consideration.

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 2.8 acres
- Building Area: 211.00 square metres
- Bedrooms: 3
- Bathrooms: 3

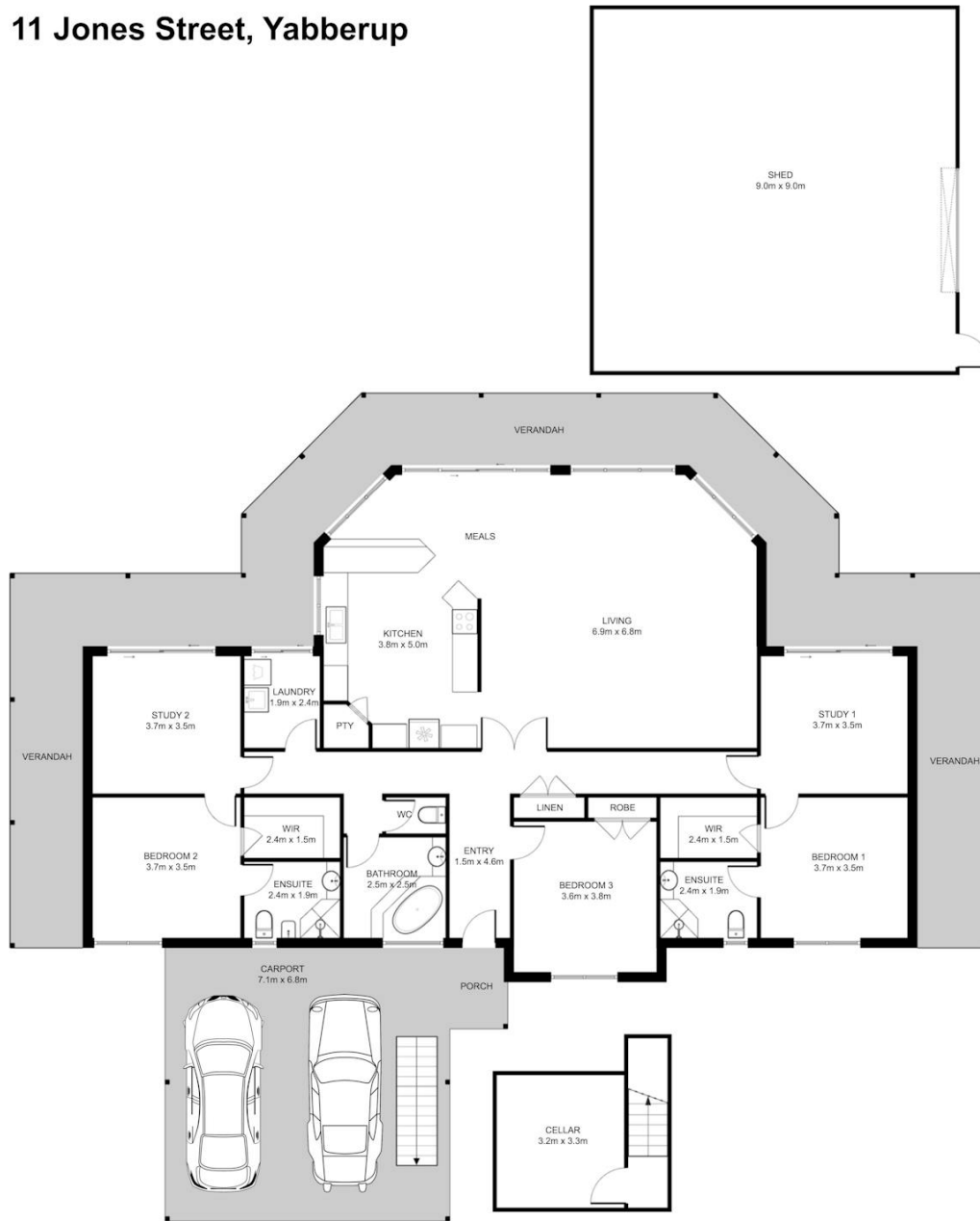








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