



436 Brookhampton Road, BROOKHAMPTON, WA 6239

HOME OPEN THIS SATURDAY 4th APRIL 1:15pm - 1:45pm

4.31 hectares, 10.65 acres

PICTURESQUE LIFESTYLE LOT 10.65* ACRES, NEAR DONNYBROOK

Lying just 8* km south-east of Donnybrook, Brookhampton is a well-established and cohesive farming community, within a stunningly beautiful rural landscape.

Set on 10.65* acres, this delightful lifestyle property offers a

sprawling 'Queenslander' style homestead, surrounded by gorgeous gardens, picturesque paddocks and incredible natural bushland.

The farmlet is complemented by a large workshop shed, rainwater tanks, stockyards, a scenic soak and a lovely winter creek - everything needed for sublime country living.

HOMESTEAD

TYPE: For Sale

INTERNET ID: 300P194276

SALE DETAILS

Offers Over \$1,350,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Angela Murphy
0438 310 315

- 4 bedrooms, 2 bathrooms
- High ceilings, polished floorboards
- Large windows and glass doors throughout â## glorious views from every room!
- Open concept living space
- Country-style kitchen â## with Tassie oak cabinetry, walk-in pantry, fabulous combustion wood stove
- Lounge â## French doors, large windows, lovely garden views
- Spacious primary bedroom, opening onto verandah
- Generous secondary bedrooms
- Two well-appointed bathrooms
- Laundry has external access
- Air conditioner, ceiling fans

EXTERIOR FEATURES

- Wide, wrap-around verandahs â## on 3* sides!
- Perfectly positioned to enjoy the scenery
- Gorgeous cottage-style garden
- Expansive grassed grounds, fruit trees
- 3* vehicle parking
- Solar hot water system

GROUNDS

- 128,000* litre rainwater tank
- 4,500* litre gravity-fed tank
- Fire protection sprinkler system
- Large shed, with ablutions*
- Small spring-fed soak, lovely winter creek
- 3* paddocks â## ideal to run +/- 20 sheep or a few cattle*
- Older style stockyards
- Good loamy soil

PROXIMITY

- 8* km to Donnybrook
- On school bus route*
- Under 40* km to Bunbury

Enjoying the serenity and seclusion of its scenic position, yet with convenient access to Donnybrook's numerous amenities â## this is a real Brookhampton beauty!

Shire of Donnybrook Balingup Rates 2025/26: \$1,908.00*

Zoning: Priority Agriculture

For further information, 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 4.311521 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







