



## 41A Roe Road, CAPEL, WA 6271

### A Timeless Treasure in the Heart of Capel

- Unfortunately, there will be no viewings before the Home Open because it is currently tenanted.
- Deadline for offers is Monday 30th March 2026, 12pm.
- If you are unable to attend and require a walk-through video, please email me your request and ensure your mobile number is on the email. I will then create this on the day of the home open and send it to your phone ASAP.
- Unfortunately, the seller does not have a floorplan.

Step into something truly special-this charming century-old cottage is more than just a home; it's a living piece of Capel's history. Rich in character and warmth, it captures the essence of a bygone era while offering the comforts of modern living.

Perfectly positioned in the heart of town, you'll love the ease of walking to local conveniences-whether it's picking up groceries, visiting the library, or enjoying a quiet

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**TYPE:** For Sale

**INTERNET ID:** 300P194738

**SALE DETAILS**

**Offers over \$620,000**

**CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Bec Slade**  
0417 921 524

coffee on the front porch as the world gently passes by. This is a lifestyle defined by simplicity, connection, and charm.

Surrounded by beautifully established gardens, the setting evokes a sense of nostalgia-think blooming hydrangeas, sun-dappled pathways, and that comforting, homely feel reminiscent of childhood days gone by.

Inside, the home has been freshly painted and thoughtfully updated, featuring new roller shutters, built-in robes, and window furnishings. Accommodation includes three bedrooms, with two generous front rooms and a quaint sleep-out, all complemented by a cosy front lounge complete with a log fire-perfect for those cooler evenings.

At the heart of the home lies the L-shaped kitchen, equipped with a near-new oven and ample space for a large dining table-an inviting hub for family meals, entertaining, and everyday moments.

To the rear, a practical "muck room" style bathroom and laundry adds functionality, complete with a near-new hot water system-ideal for country living.

Outdoors, a beautifully decked patio provides the perfect space to relax or entertain, overlooking a private, enclosed lawn framed by near-new Colorbond fencing-your own peaceful retreat.

Recently subdivided with no strata fees or common property, the home also benefits from underground power, town water, and deep sewer connection.

Currently tenanted by a reliable and house-proud occupant keen to stay on, this property also presents an appealing investment opportunity.

This is more than just a home-it's a rare opportunity to secure a piece of Capel's past while enjoying the lifestyle of today.

Call me today, you won't want to miss out. Bec Slade 0417 921 524 "I work, live and breathe the lifestyle that I sell."

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

Other features: Close to Schools, Close to Shops

- Land Area 346.00 square metres
- Building Area: 75.00 square metres
- Bedrooms: 3
- Bathrooms: 1





