



22 Rosella Close, DARRADUP, WA 6275

A Private Rural Sanctuary in the Heart of Darradup

2.20 hectares, 5.44 acres

Set in the picturesque Shire of Nannup, this immaculate rural lifestyle property offers the perfect blend of comfort, privacy and natural beauty. Surrounded by established gardens, fruit trees, and your own small vineyard, this beautifully presented home provides everything needed to embrace a peaceful country lifestyle without compromising on quality or convenience.

Located approximately 28km south of Nannup and enveloped by pristine jarrah forest, Darradup is renowned for its tranquillity and natural appeal. Nearby Nannup offers excellent healthcare, caf  s and restaurants, local retail, and a growing cycling network. The town also hosts much loved community events including the Nannup Music Festival, Flower & Garden Festival, and numerous on and off road cycling events-making this an outstanding region to call home.

Accessed from a quiet country road, the property welcomes you via a tree lined driveway that winds past mature trees and the vineyard, setting the tone for what lies beyond. The residence is a well built three bedroom, two bathroom home by Rural Building Company, lovingly maintained and thoughtfully updated by the current owners.

TYPE: For Sale

INTERNET ID: 300P195080

SALE DETAILS

Offers Over \$1,100,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

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Inside, the home features stunning blackbutt timber flooring throughout the living areas, a central open plan kitchen and living space, and quality Neff cooking appliances. Large windows capture peaceful garden views with the forest as a natural backdrop, creating a warm and inviting atmosphere year round.

Home features include:

- Master bedroom with ensuite and generous walk in robe
- Central open plan kitchen and living area
- Cosy wood fire plus reverse cycle air conditioning
- Two large secondary bedrooms with built in robes
- Separate home office
- Expansive gabled patio with pizza oven and café blinds
- Beautifully landscaped and fully irrigated gardens

Outside, the infrastructure continues to impress with a separate studio/workshop and an additional enclosed shed offering abundant storage options. Water security is exceptional, with approximately 300,000* litres of rainwater storage complemented by a bore supplying the gardens. The vineyard includes cabernet sauvignon, merlot and shiraz-perfect for the enthusiast or lifestyle grower.

This outstanding property is a true credit to its current owners and represents a rare opportunity to secure a turnkey rural lifestyle in one of the South West's most desirable regions.

For further information or to arrange your private inspection, contact exclusive selling agent Adrian Carroll, Elders Real Estate South West.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterisk) 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 2.2 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2





