



146 Mallokup Road, CAPEL, WA 6271

GUIDING \$1,500,000's

This location is to die for! Quiet, peaceful, overlooking the Capel River...

And better still, the Capel Vale Winery is right next door, but far enough away to not hear a soul.

Right in the middle between Bunbury and Busselton, just 20 minutes* either way.

The Queenslander-style home provides the most amazing deck that wraps around the home, but to call it a deck is just not enough; it's the ultimate living area for family get-togethers, even a wedding or engagement could be held here, it is just so stunning! And those early mornings sitting on the deck watching the sunrise with a quiet coffee, morning tea, a dinner party, it's whatever you want it to be!

While the rear of the home comes in at almost ground level, it's easy to bring the shopping directly into the kitchen, and WOW, what a kitchen!

Stunning, solid timber floors flow throughout. The huge kitchen is part of the open-plan

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Auction

INTERNET ID: 300P196697

AUCTION DETAILS

6:00pm, Monday June 15th, 2026

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Roslyn Ierace
0407 529 398

living, with servery-style sideboards, ready to take on all the guests that will follow you here! Timber tops in the kitchen flow throughout with lots of drawers, drawers for everything, a dishwasher, and a big, double China sink as well. Such a functional kitchen, you will love it, with crisp white tiled splash backs, BUT there are coffee feature tiles, and I don't mean the colourâ€¦ the stunning picture tiles set off this one of a kind kitchen!

The built-in servery-style sideboards, full of storage drawers, run the full side of the meals area, and are amply big enough for those long table luncheons.

Then, off to the right, a scullery, where the enormous pantry hides, even an almost 6-foot-tall wine fridge, which may just have to be left as part of the deal. It will save you a walk next door to Capel Vale!

The focal point of the separate lounge is a huge framed mirror mounted above the lounge suite, stunning doesn't even describe it, and the owners are reluctant to leave it, but maybe... It has to stay! Also boasting a beautiful, slow combustion fire for those romantic fireside evenings to keep you toasty and warm. While the ducted air has you set for summer, it even vents out to the rear deck as well!

What most would consider the master bedroom is used as the guest wing, with its own en-suite in crisp white with matte black tapware and a walk-in robe, giving your visitors their own space, tucked away from the living areas.

While the owners have turned what was two bedrooms into their master, so they can take advantage of the view out over the valley and the river, and even a door opening out to the rear deck. An inviting room that becomes drenched in natural light in the mornings. With a spacious walk-in robe, a real parents' retreat for sure.

The third bedroom has been decorated in a deep grey with a modern textured dado effect.

This home is just soâ€¦ Invitingâ€¦ Pleasant... Relaxingâ€¦ Amazingâ€¦ One of a kind!

With a massive hedge of trees giving you privacy from the road, you can't see what waits behind.

4 huge workshops, two 6x6 metres* and two 6x9 metres*, so storage, parking, and hobbies will not be a problem!

The separate laundry room with its own drying patio is also a bonus.

Situated on the ocean side of the Capel turn off, inland from Peppermint Grove Beach, this rich river loam block is reticulated from a bore and holds the perfect size orchard with a mix of trees to keep you satisfied, apples, loquats, pomegranate, seedless mandarins, olives, and much more!

For further details, speak to Exclusive Agent and Auctioneer Roslyn Ierace today, 0407 529 398.

- 1960 Built Character Queenslander style home
- Overlooking the river

- 3.484 acres*
- 3 Bedrooms, 2 Bathrooms
- Solid jarrah floorboards
- Renovated Country kitchen, with huge central island bench/table
- Separate lounge room
- Dining room with built-in servery-style sideboards
- Living area opens out to rear deck & outdoor living
- Wood fire
- Ducted Evaporative air conditioning
- 2 separate bedroom wings for complete privacy.
- 5.5kw solar system
- Foxtel and NBN
- 123,000 Lt* rainwater tank + a smaller one
- 32,000 Lt* rainwater tank to Shed/washhouse
- Fully fenced
- 4 Workshops - 6x9m*, 6x6m*, 6x9m*, 6x6m*
- Ultraviolet Water filtration with a ceramic filter
- Bore
- Established Orchard & passionfruit, 3 apples, 14 mandarins, nectarine, figs, avocado, blueberries, lime, lemon, grapefruit, apricot, peach, grape, 4 loquats, almond.

Shire rates \$2,025.00*

This property is for sale by Openn Negotiation (Online auction with flexible conditions)

The auction has commenced, and the property could sell as early as tomorrow.

Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!

(The sellers reserve the right to sell prior) Register to watch the auction at openn.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.

Other features: Area Views, Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport

- Land Area 3.484 acres
- Building Area: 191.00 square metres
- Bedrooms: 3

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- Bathrooms: 2
- 8 car garage
- Floorboards







