



## 45 Leschenaultia Circle, DONNYBROOK, WA 6239

### CONTEMPORARY 'TOWN AND COUNTRY' LIVING

Lying on a substantial 2,086\* sqm lot and backed by beautiful Donnybrook farmland, this stylish and sophisticated property enjoys a prime rear position within sought-after Meldene Estate.

Built by Dale Alcock Homes in 2014\*, the well-designed and meticulously maintained residence is spacious, stylish and serene, offering excellent separation and multiple versatile spaces for harmonious and comfortable family living.

#### INTERIOR FEATURES

- 4 bedrooms, 2 bathrooms, 2 toilets, 1 study
- Light-filled  $\hat{\text{a}}$ ## with fabulous windows and glass doors
- High ceilings and beautiful finishes throughout
- Neutral colour palette, stunning stone feature wall
- Open-concept living zone  $\hat{\text{a}}$ ## super spacious and versatile

**TYPE:** For Sale

**INTERNET ID:** 300P196743

#### SALE DETAILS

**Offers Over \$1,150,000**

#### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Angela Murphy**  
0438 310 315

- Gourmet kitchen and a substantial walk-in pantry
- Free-flowing dining and family spaces with a winter wood stove
- Additional separate front lounge or theatre, plus a study
- Stunning primary suite with a stylish retreat and walk-in closet
- Complemented by an open, ensuite bathroom with a double shower, dual vanities, separate toilet
- Generous secondary bedrooms, substantial built-in wardrobes
- Fabulous family bathroom with a separate bath
- Laundry has external access
- Great storage throughout, including a deep shelved storeroom
- Air conditioning

#### EXTERIOR FEATURES

- Double, lockable garage under main roof
- Secure, dry entry into the home
- Undercover rear entertaining terrace
- Side access through double gates
- Lovely front landscaping, with reticulation
- Plenty of gorgeous grass to play on!
- And so much scope to create your ultimate dream garden!
- Mains power and water
- Septic system, leach drain

Situated in a family-friendly enclave with bike paths through to local schools, this refined contemporary property offers all the comfort and convenience of town living, along with the lovely feel of a peaceful country retreat.

Shire of Donnybrook Balingup Rates 2025/26: \$3,103.09\* pa

Zoning: Residential R5

For further information and to arrange your viewing, please contact:

Angela Murphy 0438 310 315 [angela.murphy@elders.com.au](mailto:angela.murphy@elders.com.au)

Buyers Note: All measurements and dollar amounts are approximate only and generally marked with an asterisk (\*) 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 2,086.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







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*Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of publication.*