



8 Marginata Drive, DONNYBROOK, WA 6239

HOME OPEN - SATURDAY 23 MAY 2026, 9.45 am - 10.30 am

GENEROUS AND VERSATILE

FAMILY LIVING AT ITS FINEST

Enjoying a stunning elevated position in sought-after Meldene Estate, this expansive 3,061* sqm corner lot promises the highest standards of comfortable country living.

Well-designed and beautifully presented throughout, this very generous family home offers outstanding versatility, excellent separation and incredible indoor-outdoor living options.

Complemented by glorious established gardens and with dual entries off Marginata Drive and Nuytsia Close, this is a prime Donnybrook property with boundless long-term potential.

INTERIOR FEATURES

- 4 bedrooms, 2 bathrooms, 2 toilets

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: For Sale

INTERNET ID: 300P196762

SALE DETAILS

Offers over \$1,199,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Angela Murphy
0438 310 315

- High ceilings, vast windows, excellent storage throughout
- Expansive, open-concept family living zone
- Additional front lounge, theatre or retreat space
- Substantial kitchen with vast counters, double-door pantry, heaps of storage, wonderful garden views
- Expansive dining and family area with a large Kent wood stove
- Primary bedroom spacious and serene, with a full-length built-in wardrobe, generous ensuite bathroom and a separate toilet
- Secondary bedrooms queen-sized, situated in their own wing
- Fourth bedroom ideal nursery or office, near primary suite
- Family bathroom large shower, separate bath, separate toilet
- Wonderful built-in bank of storage in passage
- Laundry spacious with a substantial storage closet
- Ducted air conditioning to living space and primary suite
- Ceiling fans throughout the home
- High quality security screens

EXTERIOR FEATURES

- Multiple fabulous outdoor living spaces
- Wonderful outdoor 'room' with blinds ideal for daily dining or all-weather entertaining
- Additional rear terrace with an excellent barbecue area and washing-up station
- Lovely front verandah overlooking gorgeous gardens perfect for morning coffee and watching the birds!
- Blonde brick construction, Colorbond roof

GROUNDS

- Double garage off Nuytsia Close with secure, dry entry into the home
- Practical U-shaped driveway
- Sealed and gated side access off Marginata Drive
- Large workshop shed with annexe 3-phase power, extra height
- Rainwater tank, pressure pump for filtered water to kitchen!
- Thriving, established gardens landscaped and reticulated
- Vast grounds with beautiful trees

Beautifully cared for in every way, this wonderful, established property is now ready to welcome its new family!

Shire of Donnybrook Balingup Rates 2025/26: \$2,885.30*

Zoning: Residential R5

For further information and to arrange your viewing, 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 3,061.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







