



## 15 Blackwood River Drive, BALINGUP, WA 6253

HOME OPEN THIS SATURDAY 13th June 12 Noon - 12:30pm

OB-LA-DI, OB-LA-DA!

If you think that tune will have you humming, wait until you discover 15 Blackwood River Drive, Balingup - this property will have you rocking!

Set on a massive 4,376\* m2 block, this unique property enjoys peaceful rural views overlooking paddocks and beyond. Opportunities like this are few and far between, so don't miss your chance to secure your own slice of Balingup paradise.

### MAIN RESIDENCE

- Comfortable, compact, and full of charm, the home offers:
- 3 bedrooms and 1 bathroom
- Dedicated sewing room or home office - the choice is yours
- Verandahs designed to soak up the tranquil surrounds and picturesque views

**TYPE:** For Sale  
**INTERNET ID:** 300P197707

**SALE DETAILS**  
**Offers Over \$889,000**

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Angela Murphy**  
0438 310 315

- Cosy fireplace
- Gas cooking and gas hot water system
- Connected to mains water, with septic and leach drain system
- Solar panels\* and inverter\*

ADDED BONUS: POWERED ANCILLARY WORKSHOP

A standout feature of the property is the quality-built, powered ancillary building, privately positioned and offering approximately 130\*m2 of versatile space.

- Lower level approximately 70\* m2, currently utilised as a workshop
- Upper level approximately 60\* m2, currently used as a sleepout
- Endless possibilities to suit a variety of lifestyles and hobbies

Additional features include, but not limited to:

- Rainwater tanks
- Powered double garage
- Additional shed
- Small orchard
- Chook pen

Located just minutes\* from town, you'll enjoy the welcoming community spirit that makes Balingup such a sought-after place to call home.

Properties with this combination of space, versatility, and location are rarely offered. Be quick to arrange your inspection.

Shire of Donnybrook-Balingup 2025/2026 Rates: \$2,316.00\* pa

Zoned: Residential R10

For further information or to arrange a viewing, please contact Angela Murphy 0438 310 315 [angela.murphy@elders.com.au](mailto:angela.murphy@elders.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.

- Land Area 4,392.39 square metres
- Bedrooms: 3
- Bathrooms: 1







