



1192 Balingup-Nannup Road, SOUTHAMPTON, WA 6253

EXCEPTIONAL LIFESTYLE ESTATE – WITH AN ESTABLISHED INVESTMENT INCOME

21.29 hectares, 52.62 acres

Occupying a spectacular 52* acre lot in the heart of the Blackwood River Valley, this stunning estate offers an incredible rural lifestyle opportunity â## along with established, proven income streams.

Lying within a glorious landscape of forests, plantation and farmland, the picturesque, nature-focused property includes four separate dwellings and substantial complementary eco-conscious infrastructure.

It showcases exceptional contemporary facilities for flexible multi-generational family living or a turn-key short-stay accommodation business.

Serene, secluded and sustainable acreage in sought-after Southamton â## yet with fabulous access to numerous surrounding towns on the incredible South-West inland tourism trail.

TYPE: For Sale

INTERNET ID: 300P198072

SALE DETAILS

**From \$1,650,000 -
WIWO**

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Angela Murphy
0438 310 315

LAND

- Lovely undulating land
- Balingup Brook meanders through the lot
- Paddocks and open parkland
- Option to run livestock
- Plenty of space to develop sustainability capacity
- Stunning valley vistas in every direction

PRIMARY RESIDENCE

- Spacious 4-bedroom, 2-bathroom dwelling
- Suitable for owner-occupier or a premium rental opportunity

SECONDARY DWELLINGS x 3

- Three additional contemporary chalets
- Generous 2-bedroom, 1-bathroom retreats

FEATURES

- Elevated to maximise expansive valley views
- Full-length viewing decks bring the outdoors in!
- Neutral colour palette draws focus to the stunning surrounds
- Well-appointed and contemporary, with high-quality finishes
- Each structure is steel-framed, easy-care, low-maintenance
- Designed for thermal efficiency â## fully-insulated, double-glazed windows
- Wi-Fi connection â## flexibility to 'work from home'
- Air conditioning, instant gas hot water systems
- Security screens

INFRASTRUCTURE

- Large machinery shed, with power*
- 6.6* kw solar system
- 2 x 23,000* litre rainwater tanks
- Partial fencing of property

PROXIMITY

- Proximity to Balingup and Greenbushes
- Convenient access to Nannup and Bridgetown

- Well-placed for both Bunbury and Busselton
- Numerous annual events and festivals in surrounding towns

With the increasing need for high quality short-term accommodation as regional tourism evolves, this exceptional property offers the ultimate blend of lifestyle and investment opportunity representing a unique opportunity in a stunning rural setting.

Shire of Donnybrook Balingup Rates 2025/26: \$2,273.39* p/a

Zoning: General Agriculture

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 21.294558 hectares
- Bedrooms: 10
- Bathrooms: 5

HOMESTEAD

Bedrooms	10
Bathrooms	5







