



98 Bendall Road, DONNYBROOK, WA 6239

A RARE RIVERFRONT SANCTUARY OF LUXURY, SPACE & LIFESTYLE

6.19 hectares, 15.30 acres

ONE OF A KINDâ#1

Where comfortable living meets the serenity of nature.

Set across 6.19* hectares (15* acres) with an impressive 180* metres of Preston River frontage, this exceptional property delivers the perfect balance of privacy, lifestyle, and convenience-just minutes from the heart of Donnybrook.

The Homestead

Positioned on beautifully established, park-like grounds, this architecturally designed residence offers space, comfort, and convenience in every direction.

- Expansive 4-bedroom, 2-bathroom executive home
- Master suite with oversized walk-in robe and ensuite
- Dedicated home office featuring a full wall window with tranquil garden views

TYPE: For Sale

INTERNET ID: 300P198316

SALE DETAILS

Offers Over \$2,999,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Angela Murphy
0438 310 315

- Gallery-style hallway
- Large kitchen flowing seamlessly into a generous dining space
- Massive lounge room, log fire, ideal for entertaining, gatherings, and family living
- Three additional double size bedrooms with large built-in robes
- Elevated wrap-around verandas capturing stunning garden views
- Multiple expanses of glass windows and doors to most rooms
- Laundry with a third toilet.
- Large linen storage cupboards

Infrastructure & Improvements

Workshop & Outbuildings

- Huge 240*m² (20*m x 12*m) five-bay workshop
 - Five front sliding doors + two rear sliding doors
 - Abundant 10-amp* & 15-amp* power outlets
- 80*m² stables with tack room and storage (ideal for hay, floats or equipment)
- 30*m² powered garden shed with potting bench
- Substantial double chicken house and enclosed yards, recently upgraded

Grounds & Lifestyle

The gardens are nothing short of spectacular-a true labour of love.

- Large lawns and established flower beds
- Vegetable garden
- Fruit salad* orchard
- A peaceful, park-like setting perfect for relaxation or entertaining

Land & Equestrian Features

- Three paddocks
- Horse round yard (Stables)
- A mix of open pasture and natural bushland
- Picturesque river frontage enhancing both lifestyle and value

Water Security

- Two massive 90,000L* rainwater tanks (house & workshop catchment)
- New pressure pump installed January 2025
- 50*m deep water-bore with new submersible pump installed January 2025 for gardens

Location: Enjoy the best of both worlds:

- Just minutes* to the charming township of Donnybrook.
- Schools, hospital, shops, caf  s, and strong community feel.
- Convenient access to Bunbury for an easy commute.

The Opportunity

Properties of this calibre-offering river frontage, quality infrastructure, and an executive residence-are rarely offered to the market.

This is more than a propertyâ it's a lifestyle.

Rare Opportunity. Exceptional Lifestyle. Your Opportunity. And opportunities like this don't last.

Shire of Donnybrook-Balingup 2025/2026 Rates: \$3,274.12* pa

Zoned: Priority Agriculture

For further information or to arrange a viewing, please contact Angela Murphy 0438 310 315 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 6.19 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2









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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.