



## 345 Payne Road, JINDONG, WA 6280

A Century of History, Beautifully Reimagined

**2.63 hectares, 6.50 acres**

Set on approximately 2.6 hectares\* just 10 kilometres south of Vasse, this unique property combines a beautifully restored heritage cottage, an established organically managed boutique vineyard and quality infrastructure in one exceptional lifestyle offering.

Whether you're searching for a peaceful family home, a country retreat, a boutique wine venture or the perfect base for a home business or short-stay accommodation (STCA), this property offers remarkable versatility.

Originally built in 1924 as the Jindong School teacher's residence, the cottage has been thoughtfully renovated throughout in 2024, preserving its historic charm while delivering the comfort, efficiency and quality expected of modern country living.

Inside, the home has been completely rebuilt within its original footprint, creating warm, light-filled open-plan living beneath impressive 3-metre ceilings. A contemporary kitchen, reverse-cycle air conditioning, ceiling fans and a central wood fire ensure

**TYPE:** For Sale

**INTERNET ID:** 300P198614

**SALE DETAILS**

**From \$1,350,000**

**CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Clemence Haselgrove**  
0407 725 424

year-round comfort.

Designed to embrace the outdoors, a large entertaining deck overlooks the gardens and vineyard, while an outdoor bath, established lawns, productive vegetable gardens, mature fruit trees, a chicken coop and a fire pit complete the quintessential country lifestyle.

Complementing the home is a substantial 8m x 16m\* powered high-bay shed, offering outstanding flexibility for storage, hobbies or business use (STCA). Together with extensive rainwater storage, a reliable well, quality off-grid solar infrastructure and an established boutique vineyard, it creates a property equally suited to lifestyle buyers and those seeking additional income opportunities.

With room to further develop the property, including the potential for additional accommodation (STCA), this is a rare opportunity to secure a property that combines heritage, lifestyle and future potential in one of the South West's most sought-after locations. A liquor licence is already in place and may form part of the sale by negotiation.

#### Features

- Historic 1924 Jindong School teacher's cottage
- Beautifully renovated throughout in 2024
- Established organically managed boutique vineyard
- 8m x 16m\* powered high-bay shed
- Approximately 165,000L rainwater storage
- Reliable well and quality off-grid solar system
- Fully fenced property
- Established gardens, orchard and productive vegetable beds
- Outdoor entertaining deck and outdoor bath
- Scope for additional accommodation or business opportunities (STCA)
- Liquor licence available by negotiation
- Approximately 10km south of Vasse, with easy access to Busselton and the Margaret River Wine Region

Further information, including vineyard plantings, infrastructure specifications and additional opportunities, is available upon request.

Contact [CI@cmence](mailto:CI@cmence) Haselgrove at Elders Real Estate South West to arrange your private inspection.

**Buyers Note:** All measurements/dollar amounts are approximate only and generally marked with an \* (Asterisk) 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 2.63 hectares

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.

- Building Area: 70.00 square metres
- Bedrooms: 2
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>House Area</b>	70.00 square metres





