

**104B Palmer Street, Donnybrook, WA 6239**

*Elders*

**House For Sale**

Thursday, 9 May 2024

104B Palmer Street, Donnybrook, WA 6239

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2137 m2**

**Type: House**



Angela Murphy  
0438310315

## Offers Over \$799,000

YOU BETTER BE QUICK!'Peaceful on Palmer' - your family's Donnybrook Dream begins right here just minutes from the Preston River & Town Centre. More photos coming soon. Welcome to this extremely spacious and well-considered family home on a generous block - set within the very heart of this beautiful, friendly orchard town. Offering all of the tranquility of a scenic country setting, along with the convenience of the numerous amenities available in an ideally-located, thriving local community. With front-facing views across an open field towards the surrounding Donnybrook hills, this incredible property is located within easy walking distance of the picturesque Preston River and the town's high street - and holds immense potential for creating a fun and fabulous lifestyle that is 'picture perfect' for your family! Whilst already very thoughtfully presented to a high standard in a neutral and sympathetic colour palette, this home additionally invites your family's own vision and personal touches to both the comfortable, serene home and its extensive gardens and grounds.

**Internal Features:-** 4 bedrooms, 2.5 bathrooms (with additional informal ablution facilities located in the shed!)- Entry foyer- Generous, open kitchen (with walk-in pantry), dining and living area- Tile flooring throughout- Cosy wood stove on raised hearth- Ducted Fujitsu air conditioner- Separate lounge, media or multi-purpose room, with beautiful internal French doors- Peaceful primary suite located at the rear of the home, with a sliding door opening onto the alfresco area- Spacious ensuite bathroom with accessible shower- Huge walk-in wardrobe- Panasonic split system air conditioner- Two queen-sized bedrooms, each with double-door built-in robes and large windows- One single bedroom, nursery or study- Large family bathroom with a bath and walk-in shower- Ample, functional laundry with external door to access rotary washing line- Separate third toilet- Double garage under the main roof, with secure entry directly into kitchen- Security screens on all opening doors and windows

**External Features:-** Open and generous grassed front garden- Numerous established citrus and ornamental trees- Rear-facing, under-cover alfresco area- Powered shed with high roller door and roofline, suitable for caravan plus ample storage- Additional personnel entry door- Adjacent smaller shed- Solar hot water system- Gas bottles- Rainwater collection tank - Holman reticulation system

Open by Appointment, please call Angela on 0438 310 315. Shire of Donnybrook-Balingup 2023/2024 Rates: \$2,309.20\* pa Zoned: Residential R20

Donnybrook is a wonderful, welcoming town that offers all essential local infrastructure, along with a thriving, happy community spirit. All just a 30\* minute drive away from Bunbury - a much larger, regional city with its stunning beaches, fabulous cultural experiences and every possible service and amenity. 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.