

2651 Donnybrook - Boyup Brook Road, Mumballup, WA 6225

CENTURY 21

Acreege For Sale

Wednesday, 12 June 2024

2651 Donnybrook - Boyup Brook Road, Mumballup, WA 6225

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 16 m2

Type: Acreege



Clinton Knop
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Elyse Halsey
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P.O.A.

Built in 2014 | 4 Bed, 2 Bath Brick Home Nestled in the serene landscape of Mumballup, this exquisite 4-bedroom, 2-bathroom family home, constructed in 2014, offers the perfect blend of modern luxury and rural charm. With its unique features and stunning surroundings, this property is a rare gem in the heart of nature.

Interior Features:

- ***Spacious Living:** This home boasts a large, open-plan living area with easy-care tiles throughout, perfect for a growing family.
- ***Modern Kitchen:** The gourmet kitchen features a stone bench top, 1200mm stainless steel appliances, a range hood, and soft-close drawers, complete with a dishwasher recess and plumbing.
- ***Elegant Design:** French doors and a combustible stove add a touch of elegance and warmth to the living spaces.
- ***Entertainment:** Enjoy movie nights in your own home theatre or let the kids play in their dedicated activity area.
- ***Practicality:** A study provides a quiet space for work or reading, while separate toilets add convenience.
- ***Outdoor Living:** Step outside to a covered alfresco area, perfect for entertaining guests or enjoying a quiet evening.
- ***Safety and Convenience:** Security doors and windows, instant gas, NBN connectivity, and a double garage complete the package.

Exterior and Land Features:

- ***Expansive Block:** The house block is fully fenced, offering security and peace of mind.
- ***Scenic River Frontage:** Enjoy direct access to the river, enhancing the property's tranquil appeal.
- ***Versatile Land:** The property features a mix of gravel, loam, and sand with high-quality topsoil, ideal for various uses.
- ***Spring-Fed Dam and Soak:** Benefit from two spring-fed water sources, both with power, ensuring a reliable water supply year-round.
- ***Ample Water Storage:** A approx. 90,000-litre water tank supports your household and gardening needs.
- ***Powered Sheds:** A 6x9 powered shed and a utility shed with a toilet, shower, and basin provide additional storage and workspace.
- ***Agricultural Potential:** Established gum trees, fruit trees, and vegetable patches offer a taste of sustainable living.
- ***Recreational Facilities:** A full-size motocross track and mini bike track add to the property's unique appeal, presenting potential for tourism or recreational use.

Location Highlights:

- ***Proximity to Amenities:** Just 1 km from the beloved Mumby Pub, a local favourite for dining and socialising.
- ***Natural Attractions:** Only a 5-minute drive to Glen Mervyn Dam, perfect for outdoor activities like fishing, swimming, and picnicking.

This property is a unique opportunity to experience the best of country living with all the modern conveniences. Whether you're looking for a family home, a weekend retreat, or an investment with tourism potential, this Mumballup gem is a must-see. Contact us today to arrange a viewing and make this stunning property your new home.