

**440 Donaldson Road, Cowaramup, WA 6284**



**Lifestyle For Sale**

Wednesday, 10 April 2024

440 Donaldson Road, Cowaramup, WA 6284

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 31 m2**

**Type: Lifestyle**



Jill Turton

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## Offers From \$1.75M

31.97ha sitting about 6km east of Cowaramup and featuring rolling hills, rocky outcrops and remnant redgum and jarrah bushland enclosed within several paddocks, creating a picturesque setting for relaxation and rejuvenation. With 2 homes, it's a fabulous family retreat. Offering endless opportunities for outdoor adventures and quality time together. • Main home is a well finished brick and tile beauty built in the 1970's - a spacious 3x1 - recently renovated including a super kitchen and great outdoor entertaining space • Second home is a recent 2x1 build of skillion design and insulated panels • Water from a natural spring fed dam which waters the gardens and animals. Both homes have rainwater tanks. All set to keep the myriad of fruit trees, veggie patch, gardens and lawns healthy • Plico solar panel system with 14.2kw capacity battery which can service all power needs in an emergency and reduce your power bills • 3 sided skillion shed with 3 bays and several smaller garden sheds • 6.7ha of remnant vegetation bushland, providing a haven for native flora and fauna • Sitting about 6km east of Cowaramup Townsite Enjoy the tranquil sounds of wildlife, explore the walking trails, and savour the serenity of this idyllic setting. Don't miss this opportunity to live harmoniously with nature in your own private retreat. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628