

**86 Howlett Ramble, Argyle, WA 6239**



**House For Sale**

Wednesday, 12 June 2024

86 Howlett Ramble, Argyle, WA 6239

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



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## Expressions of Interest

An opportunity this special is incredibly rare, in the truly beautiful, peaceful and tightly held locality of Argyle! Nestled within stunning natural bushland and featuring an immensely thoughtful design, this 5.05 acres\* property offers all of the established infrastructure and potential needed to create your very own 'dream lifestyle' in a rural setting. Every detail has been considered, with a very well-positioned, welcoming home overlooking beautifully landscaped gardens, functional outbuildings and features, and a mix of productive and natural grounds.

**INTERNAL FEATURES-** Open kitchen, dining and lounge- Multiple double glass doors, overlooking stunning gardens and bushland- Cosy wood stove for winter warmth, air conditioner, tiled floors- Primary suite with walk-in robe, garden views, opening directly onto verandah - Second queen size bedroom- Spacious bathroom with separate soaking tub- Flexible-use office or storeroom

**EXTERNAL FEATURES-** Gated entry, pea gravel driveway - Verandah around house for entertaining or relaxation- Large powered shed, additional lean-to for caravan- Second dwelling space located within the shed- Bedroom, galley kitchen, lounge- 2 x rainwater catchment tanks off house and shed- Solar panels

**GARDENS AND GROUNDS-** Reticulated grassed areas, beautifully landscaped gardens- Natural bushland and trees- Well-established productive trees - plum, citrus, mango- Enclosed vegetable garden, chook run - Sympathetic coffee rock retaining walls- Two paddocks, with water to nearest paddock

Positioned within easy proximity to the thriving well-serviced orchard town of Donnybrook, along with a convenient commute to the larger regional centre of Bunbury.

Shire of Donnybrook-Balingup 2023/2024 Rates: \$2,352.49\* pa

Zoned: Rural Residential

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.