




36 Marshall Road, Argyle

Rural Charm & Practical Living on 4 Acres in Argyle

Nestled in the peaceful rural setting of Argyle, Western Australia, this solidly built 1980s brick and tile home offers an exceptional opportunity to secure a spacious lifestyle property on approximately 4 acres. Perfect for those seeking room to move, grow, and enjoy the outdoors, this well-maintained 3-bedroom, 1-bathroom residence blends classic country charm with practical modern updates.

Freshly repainted internally, the home features a slow combustion wood fire for cosy winter nights and a split system air-conditioner for year-round comfort. The functional layout includes three bedrooms, a central bathroom, and a warm, inviting living area. The kitchen and meals zone is practical and well-connected to the rest of the home.

Outside, the property is fully equipped for semi-rural living. A bore services both household and irrigation needs, supporting the raised vegetable gardens and surrounding grounds. A solar power system and solar hot water unit add energy efficiency to the home. Storage is well-catered for with a single carport, two sea containers a recovered railway carriage and garden shed, ideal for secure storage or workshop use.

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FOR SALE

Offers Over \$849,000

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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The property also boasts a fenced paddock-perfect for a hobby farm setup or a few animals-and boundary fencing for added peace of mind. With its peaceful setting and essential infrastructure already in place, this property is ideal for downsizers from larger farms, lifestyle seekers, or those ready to make the move to a more self-sufficient way of life.

A great rural lifestyle opportunity-less than 10 minutes drive to Donnybrook with all the local amenities you require and within easy reach of Bunbury.

Being sold on an "As Is" basis don't miss this perfect opportunity to own your very own slice of paradise. Contact exclusive listing agent Simon Bushell on 0411 929 198 to book your inspection today.

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	18A5HND
Property Type	AcreageSemi-rural
Land Area	1.61 hectare

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