



## Bridgetown, 11 West Blackwood Terrace

Bridgetown Riverfront - Le Petit Chateau Luxury Holiday Stay Business & Property on the Blackwood River

Discover the charm of Le Petit Chateau, a stunning French-style chalet nestled on the banks of the picturesque Blackwood River in Bridgetown. This exceptional property offers an unparalleled lifestyle and a lucrative investment opportunity, currently operating as a highly successful Airbnb.

### A Unique Riverside Retreat

Set on 3.6 acres of gently sloping terrain, Le Petit Chateau boasts breathtaking river views, mature trees, and an exclusive sense of privacy-while still being conveniently close to town. With subdivision potential, this property offers future development possibilities.

Le Chateau - The main residence is a magnificent 5-bedroom, 3-bathroom stone and timber homestead exuding European elegance.

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### For Sale

Offers Over \$1,450,000

### View

By Appointment

### Contact

**Simon Bushell**

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**Disclaimer:** 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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(08) 9791 6880

Designed to accommodate up to 14 guests, it features:

- \*Two spacious lounge areas with log fireplaces
- \*High vaulted timber ceilings and antler chandeliers
- \*A country-style kitchen with modern conveniences
- \*A massage room/wine cellar
- \*Three luxurious soaking baths
- \*A picturesque outdoor area shaded by mature trees

Built with 300mm-thick Donnybrook Stone, this home is not only visually stunning but also highly insulated. Its classic European aesthetics and exquisite furnishings-all included in the sale-transport guests to the French countryside. The beautifully landscaped gardens feature a large fire pit, alfresco dining area, and a verandah overlooking the river.

The additional 'Le Petit Cottage' is a fully restored weatherboard former apple-packing barn, offering a charming riverside retreat. it includes:

- \*Two large mezzanine rooms
- \*A well-appointed country kitchen with river views
- \*French-style wooden oak cabinetry and white marble countertops
- \*An open plan dining & lounge & study area
- \*A cozy seating area with a feature stone & pressed tin fireplace
- \*Original rustic features, including 600-year-old balustrades from an Indian palace
- \*Cottage Garden overlooking the river

This delightful area is perfect for guests seeking a serene escape, complete with a sunlit kitchen and a tranquil morning coffee spot surrounded by birdsong.

#### LE PETIT GYPSY WAGON

Adding a touch of whimsical romance, a vintage gypsy wagon (not included in this sale, but a replacement can be arranged or purchase by negotiation) serves as a third rentable space.

Equipped with an outdoor bathroom, wine barrel shower, mini plunge pool for two, fire pit and lush gardens, it offers a truly unique experience for couples.

These three separate properties sharing the 3.6 acre Riverside block, offer a unique opportunity with multiple options to rent all three properties as holiday accommodation or live in one and rent two, or in the future, subdivide the block and build an additional home or sell the land

A Proven business Investment with Exceptional Growth of 60% last year in the strongly performing tourist spot of Bridgetown showing 25% growth in real estate prices over the last few years, confirms the solid investment opportunity here.

Le Petit Chateau has demonstrated strong financial performance, with year-round bookings reflecting the demand for high-quality group accommodation in Bridgetown.

- \*Year 1 Revenue: \$150,000+
- \*Year 2 Revenue: \$220,000+ (60% growth)
- \*Projected Year 3 Revenue: \$231,000+

PRICED TO SELL - Offers from \$1.499M

Don't miss this rare opportunity to own an exquisite, income-generating estate in one of WA's most sought-after holiday destinations.



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Invest, earn, and watch your asset appreciate while your guests pay it off for you!

Contact Simon Bushell on 0411 929 198 to arrange your private inspection today!

Viewings strictly arranged around guest bookings.

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 About this Property

Property ID	17E4HND
Property Type	House
Land Area	3.6 acre

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