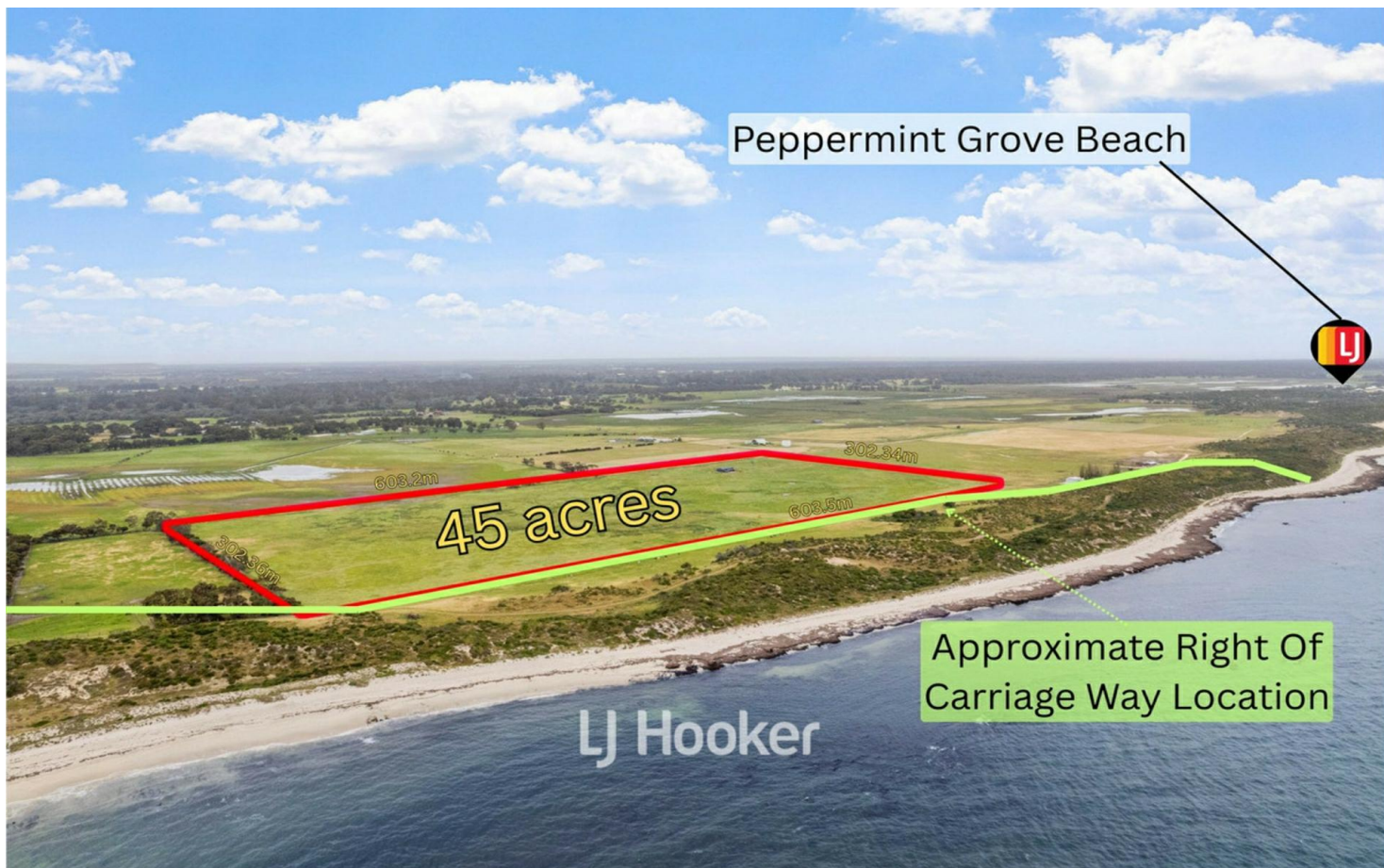




Stirling Estate, Lot 92/ Edwards Road

A Nature Lover's Escape by the Sea

Tucked away at the very end of a quiet country road, this 45-acre (18 ha) lifestyle property offers that rare mix of seclusion and coastal charm, without being completely off the grid. Surrounded by small rural holdings and separated from the pristine waters of the Indian Ocean by only a stretch of coastal dunes, this is a peaceful pocket where nature thrives, wildlife wanders, and the world feels just a little slower.

Privately positioned and wonderfully secluded, the land is mostly flat with gentle undulations and low-lying areas that transform into natural wetlands in the winter, becoming a haven for native birds and wildlife. Formerly used for cattle grazing, the owners have invested a lot of time into rewilding the property with native trees and shrubs, which are now well established, developing into a thriving ecosystem that supports flora and fauna in abundance.

An easement across the adjoining property provides direct access to the beach, just over the dunes, an unspoiled stretch of coastline where you can tow the tinny down launch from the beach and enjoy world-class fishing, paddle out for a surf or dive, or simply wander for



LAND 18 ha

For Sale

\$1,800,000 to \$2,000,000

Contact

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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.

miles without seeing another soul, just you, the waves, and the wind.

Existing infrastructure means you don't have to wait to start enjoying this slice of coastal paradise. A substantial powered shed with a paved skillion patio offers the perfect base for weekend stays and outdoor entertaining, while a large water tank ensures ample supply. Power has already been connected and brought forward to a prime building site.

So, whether you're planning to camp out in comfort now or build your dream coastal retreat later, much of the groundwork is already done.

With so few lifestyle properties offering both beach access and convenience, this is the kind of place people search years to find... and often miss out on because they don't act fast.

Whether you're dreaming of a peaceful weekend getaway, a self-sufficient lifestyle property, or exploring the potential for eco-tourism with glamping or nature-based short stays, this is a blank canvas with extraordinary potential.

Property Feature Summary:

- *Land Area: 45 acres (18 hectares), almost perfectly rectangular in shape, approximately 603 metres by 302 metres, making it easy to manage for a range of uses.
- *Private access to the beach listed on the title
- *Mains power is already on the property
- *Near new 144 sqm powered shed with an extensive cement paved patio
- *Large Water tanks
- *Easy Access from a well maintained road
- *Hundreds of varied native trees and shrubs are planted in multiple stands.
- *Good fencing
- *Slightly undulating land
- *25 Minutes from Busselton or Bunbury
- *Perfectly positioned between Capel's utilities and Peppermint Grove Beach's allure

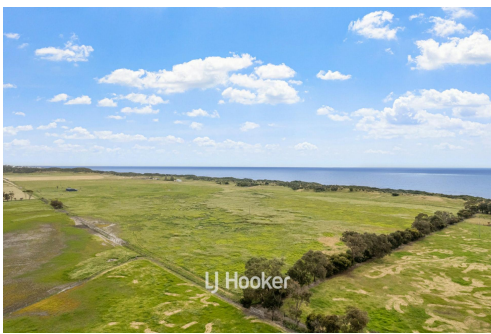
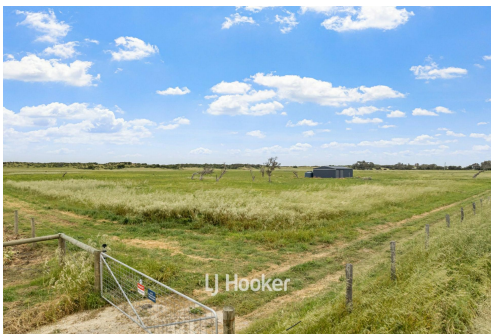
Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent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

More About this Property

Property ID	17V8HND
Property Type	Lifestyle
Land Area	18 ha

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