



Lot 92/ Edwards Road, Stirling Estate

## You'll either secure this one... or wish you had.

Tucked away at the very end of a quiet country road, this 45-acre coastal rural block is the kind of property buyers search for years to find and often miss.

Private. Peaceful. Surrounded by nature. And just over the dunes from the Indian Ocean.

Launch the tinny from the beach. Fish world class waters. Ride your horse, let the dogs run for miles. Surf, dive or just enjoy the sunsets. This is not just rural land. This is coastal freedom, a chance to have a truly unique lifestyle.

Mostly flat with gentle undulation, with substantial elevated areas that remain dry and usable through winter. The property is defined by a central low point that holds seasonal surface water after heavy winter rainfall, creating a natural haven for a huge variety of birdlife, adding character to the landscape. Importantly, much of the property offers significant dry ground, setting it apart from lower lying blocks in the surrounding area. countless established native trees and shrubs further enhance the privacy and natural beauty of the setting.



LAND 18 ha

### FOR SALE

From 1.6M

### 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.



And the hard work has already been done.

A near-new 144 sqm powered shed with a paved patio provides a serious base. Internally, it has been half partitioned, fully insulated and lined with timber panels, complete with lighting, smoke alarm and power points. It already feels like a rustic studio retreat. Add kitchen and bathroom facilities, and you have an exceptional coastal weekender.

Mains power is connected and brought forward to a prime future building site. Water tanks are in already in place and provide plenty of fresh drinking water at the shed. Fencing is established.

Much of the time and money has already been invested.

Properties of this size with easy beach access, infrastructure and genuine privacy are incredibly rare in this location.

The sellers know they have something special, but they are motivated to sell and allow someone else to enjoy this fantastic property now. We now have instructions to present them with all written offers for consideration.

If you have been waiting for something different, something special, something you cannot easily replace, this is your opportunity.

Inspect and make your offer before it is gone.

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 via adjoining historical roadway (Public access)
- Mains power is connected
- Near new 144 sqm powered shed with partitioned and lined "studio area"
- Large covered, cement-paved entertaining area
- Two generously sized Water tanks
- Easy Access from a well-maintained no-through road
- Hundreds of varied native trees and shrubs are planted in multiple stands.
- Fully fenced
- Slightly undulating land
- Approximately only 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 seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Some images displayed are digitally altered and are for illustrative purposes only.

## MORE DETAILS

Property ID 17V8HND  
Property Type Lifestyle  
Land Area 18 ha

**Tim O'Sullivan 0452 656 280**

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