



Lot 92/ Edwards Road, Stirling Estate

Coastal Rural Escape, Now Priced for Immediate Action

This stunning 45 acre coastal rural property offers privacy, space and coastal lifestyle appeal in one rare package.

Just over the dunes from the Indian Ocean, this is the kind of property that is like nothing else currently on the market. Launch the tinny, fish, surf, ride, run the dogs, or simply enjoy the peace, birdlife and sunsets.

- - Property Feature Summary --
- 45 acres, approximately 18 hectares
- Beach vehicle access
- Mains power connected
- Large powered shed
- Partitioned, insulated and lined studio-style weekender accomodation
- Large covered cement-paved patio area
- Two generously sized water tanks
- Modern farm equipment included
- Small tractor with post hole digger, slasher and sprayer attachments
- Zero turn Bobcat mower
- Tandem farm buggy with sprayer attachment

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.



LAND 18 ha

FOR SALE

From 1.4M

AGENTS

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AGENCY

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- Furniture in the studio retreat is all included
- Quiet, well-maintained no-through road access (Very private)
- Extensive plantings of approximately 800 native trees and shrubs
- Fully fenced
- Approximately 25 minutes from both Busselton and Bunbury
- Less than 10 minutes to Capel for shopping and other services

The property is mostly flat with gentle undulation and has been extensively revegetated, having previously been used for cropping. A seasonal lake becomes a stunning feature through winter and attracts a wide variety of birdlife, while approximately 800 mixed native trees and shrubs are now well established and will continue to grow, adding further privacy, shelter and natural beauty for years to come.

The hard work has already been done. The time, effort and investment have already gone into transforming this once bare rural holding into a beautiful, well-planted coastal bush retreat.

The large mains-powered shed provides an excellent base, with part of the interior partitioned, insulated heated by a slow combustion fire and lined with stylish timber panels set with shadow line detailing. This is not a rough bush retreat. It has the feel of an elegant country escape.

The shed fit out includes lighting, smoke alarm and ample power points, giving it the feel of a modern studio retreat. A large covered and cement-paved patio area is ideal for outdoor entertaining and enjoying the stunning vistas across the property while two large water tanks provide plenty of water.

Adding to the value, the sale will include a range of modern and well-maintained equipment needed to help manage and enjoy the property, including a tractor with post hole digger, slasher and sprayer attachments, a zero turn Bobcat mower, a tandem farm buggy with sprayer attachment, plus the seller is including all of the furniture.

This is a genuine walk-in and enjoy opportunity. The buyer can arrive on day one with the property, equipment and lifestyle foundation already in place.

Following a change in circumstances, the seller has instructed that the property be priced for immediate action.

This is a rare opportunity to secure a substantial coastal rural holding with infrastructure, privacy, equipment and genuine lifestyle appeal at exceptional value.

All written offers will be presented.

Inspect now and make your move before this opportunity is gone!

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

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