

2651 Donnybrook - Boyup Brook Rd, Mumballup, WA 6225

Sold - 29/07/2024

Acreage 4  2  2 



Family Home with River Frontage in Mumballup

Built in 2014 | 4 Bed, 2 Bath Brick Home

Nestled in the serene landscape of Mumballup, this exquisite 4-bedroom, 2-bathroom family home, constructed in 2014, offers the perfect blend of modern luxury and rural charm. With its unique features and stunning surroundings, this property is a rare gem in the heart of nature.

Interior Features:

- * Spacious Living: This home boasts a large, open-plan living area with easy-care tiles throughout, perfect for a growing family.
- * Modern Kitchen: The gourmet kitchen features a stone bench top, 1200mm stainless steel appliances, a range hood, and soft-close drawers, complete with a dishwasher recess and plumbing.
- * Elegant Design: French doors and a combustible stove add a touch of elegance and warmth to the living spaces.
- * Entertainment: Enjoy movie nights in your own home theatre or let the kids play in their dedicated activity area.
- * Practicality: A study provides a quiet space for work or reading, while separate toilets add convenience.
- * Outdoor Living: Step outside to a covered alfresco area, perfect for entertaining guests or enjoying a quiet evening.
- * Safety and Convenience: Security doors and windows, instant gas, NBN connectivity, and a double garage complete the package.

Exterior and Land Features:

- * Expansive Block: The house block is fully fenced, offering security and peace of mind.
- * Scenic River Frontage: Enjoy direct access to the river, enhancing the property's tranquil appeal.
- * Versatile Land: The property features a mix of gravel, loam, and sand with high-quality topsoil, ideal for various uses.
- * Spring-Fed Dam and Soak: Benefit from two spring-fed water sources, both with power, ensuring a reliable water supply year-round.
- * Ample Water Storage: A approx. 90,000-litre water tank supports your household and gardening needs.
- * Powered Sheds: A 6x9 powered shed and a utility shed with a toilet, shower, and basin provide additional storage and workspace.
- * Agricultural Potential: Established gum trees, fruit trees, and vegetable patches offer a taste of sustainable living.
- * Recreational Facilities: A full-size motocross track and mini bike track add to the property's unique appeal, presenting potential for tourism or recreational use.

Location Highlights:

- * Proximity to Amenities: Just 1 km from the beloved Mumby Pub, a local favourite for dining and socialising.
- * Natural Attractions: Only a 5-minute drive to Glen Mervyn Dam, perfect for outdoor activities like fishing, swimming, and picnicking.

This property is a unique opportunity to experience the best of country living with all the modern conveniences. Whether you're looking for a family home, a weekend retreat, or an investment with tourism potential, this Mumballup gem is a must-see.

Contact us today to arrange a viewing and make this stunning property your new home.

Listed By

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Open for Inspection

By Appointment.