

# 25 Wellburn Place, Pemberton, WA, 6260

## House For Sale

Saturday, 16 November 2024

25 Wellburn Place, Pemberton, WA, 6260

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## Idyllic Country Cottage on 6.59 Acres

Nestled in the desirable Browns Road Estate, this charming 3-bedroom, 2-bathroom home with an additional versatile office offers an idyllic lifestyle on a tranquil 6.59-acre block, just 5.6 km from Pemberton town centre.

Inside, the freshly painted interiors and new kitchen blend modern touches with the home's cottage charm. The kitchen opens to a spacious living and dining area, with French doors extending onto a large back deck-ideal for relaxing or entertaining while taking in stunning garden views.

Outside, country-style gardens surround the home, featuring native bush, a small dam and expansive outdoor space to enjoy or further develop. A 2-bay carport and lockable shed provide ample storage and workshop options.

Combining both cleared land and natural bushland, this property offers open space and natural beauty with plenty of room for hobbies or simply soaking in the serenity. Set at the end of a cul-de-sac, properties like this are rare-don't miss the opportunity to secure this peaceful retreat.

### Property Features:

- Cottage-style home with 3 bedrooms, 2 bathrooms
- High ceilings and a slow combustion wood heater
- Feature hardwood floors
- Newly updated kitchen and bathrooms
- Expansive back deck overlooking the gardens
- Situated on a private 6.59-acre block in a cul-de-sac

This property is perfect for those seeking a blend of country living and modern comforts. Browns Road Estate is known for its friendly community and convenient proximity to town, offering privacy without isolation. Whether you're looking to relax, entertain, or cultivate your own hobby farm, 25 Wellburn Place offers a unique chance to embrace a peaceful lifestyle amidst Pemberton's natural beauty.

### Auction Details:

- Type: Open Negotiation (online)
- Bidding Terms: All bidders must register and secure seller approval.
- Flexible Bidding: Terms can accommodate financing needs.
- Price Guide: Bidding to start from \$700K
- Final Bidding Stage: Scheduled for [date], 5:30pm (property may sell prior).

This is a rare opportunity to secure a lifestyle property in sought-after Browns Road Estate. For more details on the transparent Open Negotiation process, reach out via the enquiry form.

### Disclaimer:

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

Bidding to Start is a statement of the price at which bidding will start at the auction. It is not a statement of the 'reserve price' for the property, nor is it indicative of the value of the property. Any prospective buyers must rely on their own enquiries as to the value of the property in order to determine whether they can bid at auction.