

Blackwood Valley Real Estate

APRIL 2026 Newsletter

107 HAMPTON STREET, BRIDGETOWN WA | (08) 9761 2722



As Easter arrives, it brings with it a sense of renewal, fresh beginnings, and the promise of new opportunities—much like the journey of finding the perfect place to call home.

At Blackwood Valley Real Estate, we're reminded that a home is more than just a property—it's where memories are made, milestones are celebrated, and futures are built. This season is a wonderful time to reflect on what "home" truly means and to embrace the possibilities that lie ahead.

Whether you're considering a move, investing, or simply enjoying where you are, we wish you a relaxing and joyful Easter filled with warmth, happiness, and time well spent with loved ones.

Happy Easter from the team at Blackwood Valley Real Estate.

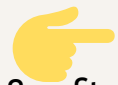


COMMUNITY EVENTS



April in Bridgetown and the surrounding Southern Forests region features a rich lineup, highlighted by the Southern Forests & Valleys Heritage Festival (late April), the Blackwood River Arts Trail (early to mid-April), and Easter tennis tournaments. Visitors can also enjoy local ANZAC Day services, autumn scenic drives, and fresh produce from nearby farms.

Jump over to the Southern Forests Valleys website for more information and discover all the upcoming events this month.



[https://southernforestsandvalleys.com/festival-events?
&_sft_category=april](https://southernforestsandvalleys.com/festival-events?&_sft_category=april)

Balingup Small Farm Field Day - 18th April 2026 - Balingup

Blackwood River Arts Trail - 28th March - 6th April 2026

Balingup- Boyup Brook - Bridgetown - Greenbushes -Nannup

Blackwood River Film Festival - 28th March - 6th April 2026

Balingup - Boyup Brook - Bridgetown - Nannup

Bridgetown Easter Tennis - 3rd - 6th April 2026 - Bridgetown

Bridgetown Harness Racing Club - 22nd March & 12th April 2026 -
Bridgetown

Fontanini Fruit and Nut Farm – Pick Your Own Season - Open from 4th April
2026 - Manjimup

Harvey Dickson Rodeo - 4th - 5th April 2026 - Boyup Brook

SOLD • SOLD • SOLD



10 Cottonwood Close,
Bridgetown



Lot 103, Balinga Drive,
Balingup



Lot 19 / 13 Cleopatra Crescent,
Bridgetown



121 Grimwade Road,
Balingup



20 Steere Street,
Balingup



8 Lockley Avenue,
Bridgetown



Lot 87, 5 Maple View,
Bridgetown



Lot 6468 (Known as) Grimwade Road,
Balingup



Lot 22 / 6 Carey Street,
Balingup



Lot 59 / 6 Cottonwood Close,
Bridgetown



9 Stirling Street,
Bridgetown



47 Moriarty Street,
Bridgetown

SOLD • SOLD • SOLD

FEATURE PROPERTIES

5 AIRSTRIP ROAD, BALINGUP BROOKVALE

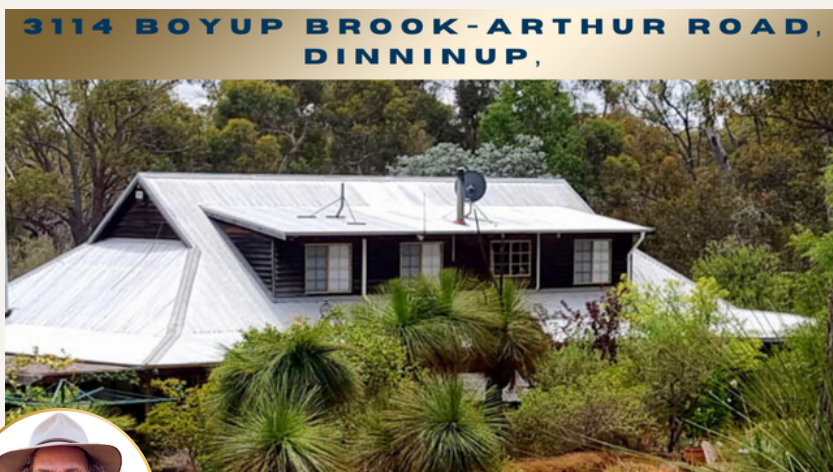


Call John today to book your private viewing!

John Pitman 0429 882 224
john@blackwoodvalley.com

- Generous 2,229 sqm block
- The property comprises a beautifully appointed chalet at the front, a main residence, and a charming self contained cottage.
- A fresh and stylish chalet featuring open plan kitchen, living, and bedroom space.
- The main home is nothing short of impressive with two large bedrooms
- A fully self contained cottage located under the same roofline, includes a compact kitchen, bathroom, loft style bedroom

3114 BOYUP BROOK-ARTHUR ROAD, DINNINUP NORTHUMBRIA



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- 4 bedroom and 2 bathroom home situated on 336 acres
- Character-filled residence with recycled Wandoo timber and Jarrah vaulted ceilings.
- The 26m x 26m machinery shed is nothing short of spectacular.
- The property also offers two dams, two interconnected 86,000 litre rainwater tanks, and a house yard reticulated
- 336 acres of privacy, and potential, whether it's a family lifestyle, retreat, or simply your own sanctuary, this property is a rare find.

FEATURE PROPERTIES

114 MILLARD STREET, EATON

INVEST OR NEST!



- Four Bedroom and two bathroom home
- Generous 605sqm block
- Large covered entertaining area
- Double carport with ample space
- Functional family layout with multiple living areas
- Secure tenancy already in place - ideal for investors



Call Zara today to book your private viewing!

0408 309 076

zara@blackwoodvalley.com

247 WHEATLEY-GIBLETT ROAD, BRIDGETOWN

AN ENVIABLE LIFESTYLE



- Magnificent 223 acre lifestyle property
- 4 bedrooms, 2 bathroom large family home built in 2008
- Five dams across the property
- 20m x 9m bay open shed with the 5th bay enclosed as a workshop
- 16m x 7m two stand shearing shed plus yards
- 223 acres of scenic land stretching across both sides of Wheatley-Giblett Road, river frontage, granite outcrops, fertile soils, and a warm, spacious family home, this is the complete country living package.



Call John today to book your private viewing!

John Pitman

0429 882 224

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FOR RENT

2003 WINNEJUP ROAD, MAYANUP

OFF GRID COUNTRY LIVING



\$650
PER
WEEK

Located approximately 21km from Bridgetown and 16km from Boyup Brook, this near new four bedroom home offers rural living while still being within comfortable reach of town amenities.

Set on a rural property, tenants are only responsible for maintaining the immediate homesite, allowing you to enjoy the space of the countryside without the upkeep of acreage.

Built in 2024 by Country Builders, this solid double brick home has been thoughtfully designed for comfortable living. The master suite includes a walk in robe and private ensuite, while the remaining three bedrooms feature built in robes, with two of these rooms carpeted for added comfort.

At the heart of the home, the open plan kitchen, dining and living area creates a warm and welcoming central space with the added bonus of a dedicated theatre room in close proximity. The well appointed kitchen overlooks the living area, making it ideal for both everyday living and entertaining.



Call Zara today to book your private viewing!

Zara Hart

0408 309 076

zara@blackwoodvalley.com

CLIENT TESTIMONIALS

I have had the pleasure of renting in Bridgetown under the rental management of Zara and her fabulous team. Zara and the team have responded immediately to any issues that have come up, always in a professional and accommodating manner. My experience with Zara and the team has been wonderful. I feel very blessed to have that sense of assurance in our relationship

- Happy Tenant

Zara Hart



0408 309 076

'HELPFUL FROM START TO FINISH'

John made the process very easy, communication throughout the process was above and beyond. We were under pressure to sell our previous home to secure this sale and without the guidance from John I don't believe we would of made it. Very happy customer.

- Happy Buyer

John Pitman



0429 822 224

'Zara was very helpful from start to finish with this purchase. Her communication was always prompt and clear which made the whole buying process pleasant. I would highly recommend Zara to anyone looking to buy or sell, she has been excellent.

- Happy Buyer

Zara Hart



0408 309 076

We couldn't be happier with the exceptional service we received from John Pitman throughout the sale of our home. From start to finish, he was professional, knowledgeable, and incredibly responsive. Nothing was ever too much trouble, and he truly went above and beyond to achieve a fantastic result for us. There were a few issues along the way however thanks to John's expertise and dedication each issue was resolved. John provides good old fashioned service and works hard for his clients. We would highly recommend them to anyone looking to sell their home.

- Happy Seller

John Pitman



0429 882 224

CREME EGG BROWNIES



INGREDIENTS

- 140g salted butter
- plus extra for the tin
- 150g dark chocolate
- roughly chopped
- 3 eggs
- 1 whole and 2 yolks
- 150g light brown soft sugar
- 50g caster sugar
- 1 tsp vanilla extract
- 5 Cadbury Creme Eggs
- 90g plain flour
- 1 tsp baking powder
- 30g cocoa powder

METHOD

1. Butter and line an 8-inch square cake tin with baking parchment. Tip the 140g butter and dark chocolate into a heatproof bowl. Set it over a pan of just simmering water (without letting the bowl touch the water) and let it melt, stirring regularly. Add a large pinch of flaky salt and remove from the heat to cool slightly.
2. Heat the oven to 190C/170C fan/gas 5. Whisk the whole egg and egg yolks, sugars and vanilla extract in a stand mixer or in a bowl using an electric whisk for 4-5 mins, until pale, thickened and forming ribbons.
3. Cut the Creme Eggs® in half vertically and scoop the fondant centre into a small bowl. Roughly chop the remaining chocolate shells into chunks and set aside. Tip the melted butter and chocolate mixture into the sugar and eggs. Whisk again briefly, scraping the sides down to ensure everything is fully combined.
4. Sift the remaining dry ingredients into the wet mixture and gently fold until no flour streaks remain. Finally, add the chopped Creme Egg® chocolate chunks and stir to distribute evenly. Pour the batter into the prepared tin and spread evenly. Use a teaspoon to dot the fondant filling across the top of the brownie. Then use a cocktail stick or metal skewer to swirl the top. Bake on the middle shelf of the oven for 22-25 mins, until the top is crackled but there is still a slight wobble when shaken. Allow to cool, then chill for at least 1 hr before cutting into squares.

BLACKWOOD VALLEY Real Estate

Your leading locally-owned independent agency.

Our services include:

- 🏠 Residential Property Management
- 🏠 Commercial Leasing
- 🏠 Residential and Land Sales
- 🏠 Commercial Sales
- 🏠 Rural Sales



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Holly Pleming
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Kellie Bornatici
PERSONAL ASSISTANT
TO ZARA HART



Erin Boyle
PROPERTY MANAGEMENT
ASSISTANT



Meagan Moulton
RECEPTION

Here for you when life's season changes.

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