

Blackwood Valley Real Estate

May 2026 Newsletter

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

As we move into May, the property market across Bridgetown and the surrounding areas continues to show steady confidence. Buyer enquiry remains consistent, particularly from those seeking a lifestyle change, with strong interest in both character homes and rural holdings. The cooler months often bring more considered buyers to the market, creating solid opportunities for well-presented properties.

We're also seeing a balanced pace of sales, with realistic pricing and thoughtful marketing continuing to deliver good results. For sellers, this is a great time to take advantage of committed buyers who are actively looking before the winter slowdown fully sets in.

Whether you're considering selling, searching for your next home, or simply keeping an eye on the market, our team at Blackwood Valley Real Estate is here to help with local knowledge and honest advice.



HAPPY MOTHER'S DAY



Mother's Day is a special time to celebrate the care, strength, and warmth that mothers and mother figures bring into our lives and communities

At Blackwood Valley Real Estate, we're proud to be part of a region built on strong connections, family values, and a genuine sense of home — something so many mums help create every day. Whether it's the heart of a household, a guiding voice, or a quiet source of support, their impact is felt in every corner of our community.

This Mother's Day, we wish all the incredible mums, grandmothers, carers, and role models a day filled with appreciation, love, and a little time just for you.



Meet Holly – Your Local Sales Representative

At Blackwood Valley Real Estate, Holly Pleming brings a refreshing, grounded approach to real estate—built on real-life experience, community values, and genuine care for her clients. Holly's journey into property began early, purchasing her first investment in her twenties and growing a portfolio of four properties by age 30. Her background in business ownership, local government, and community involvement gives her a practical, honest perspective that clients truly value. Holly is passionate about helping buyers and sellers navigate property decisions with clarity, transparency, and confidence.



Current Listings



From \$240,000

Lot 34/10 Henry Street, Bridgetown

Residential Land

Listed 30 Apr 2026

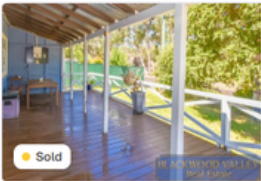
HAPPY BUYER



'Holly kept the lines of communication open and was always happy to answer any questions. Very easy to deal with while still maintaining professionalism. Thanks Holly' - Buyer, Bridgetown



Recently Sold



\$380,000

44 Williams Street, Boyup Brook

3 1 0 | House

Sold 02 Apr 2026



\$831,000

50 Turner Road, Bridgetown

3 2 2 | House

Sold 23 Feb 2026

HAPPY SELLER



'Holly was very professional in all forms as a real estate representative. I loved her bubbly persona and felt at ease each time we discussed the sale of the property.' - Seller, Bridgetown



Thinking of Buying or Selling?

Whether you're entering the market, investing, or ready to sell, Holly offers real conversations and honest advice every step of the way.

👉 Reach out today to start your property journey with confidence.



Call Holly today to arrange a market appraisal!

Holly Pleming

0407 996 571

holly@blackwoodvalley.com

FEATURE PROPERTIES

133 GIBLETT STREET, MANJIMUP

PRIME CORNER BLOCK



- Large 926 m² corner block with excellent street frontage
- Prime town centre zoning — ideal for commercial or mixed-use
- High visibility location on main street
- Suitable for retail, office, service business or development project



Call John today to book your private viewing!

John Pitman 0429 882 224
john@blackwoodvalley.com

1614 GIBBS ROAD, DINNINUP

LOOKING FOR A LIFESTYLE



- 117 acres lifestyle property
- Ideal for rural lifestyle, hobby farming, or sheep grazing.
- Two bedroom home plus rammed earth studio
- 50 acres of arable land suitable for farming or livestock
- Large shed/workshop infrastructure



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FEATURE PROPERTIES

LOT 666 & LOT 667 DOUST ROAD, WINNEJUP

LIKE NO OTHER

LOT 666 & LOT 667 DOUST ROAD, WINNEJUP



- 211 acres across two titles
- Large powered machinery shed with drive through access from roller doors at each end
- Stunning 680 metre lake with recreational opportunities
- Large dam with island with recreational opportunities
- Multiple accommodation options
- Previously operated as a farm stay
- Approximately 20 minutes from Bridgetown



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10 HENRY STREET, BRIDGETOWN

LOCATION LOCATION

10 HENRY STREET, BRIDGETOWN



- Generous 1550 sqm block
- Vacant land – ready for new home build or investment
- Located in a well-positioned in-town Bridgetown area
- The property has power and water available at the front



Call Holly today to book your private viewing!

Holly Fleming

0407 996 571
holly@blackwoodvalley.com

PROPERTY MANAGEMENT

AT BLACKWOOD VALLEY REAL ESTATE

Your leading local agency for a trustworthy and high integrity Property Management experience.

(08) 9761 2722 | zara@blackwoodvalley.com



PROPERTY MANAGEMENT

3 MONTHS FREE MANAGEMENT FEES

When you sign a 2-year management agreement during May and June

Are you thinking of renting out your property?

Let **Blackwood Valley Real Estate** take care of everything. As a trusted, locally owned independent agency, our experienced team delivers professional, reliable, and stress-free property management – so you can enjoy the rewards of your investment without the hassle. Whether you own one property or a growing portfolio, we are here to protect your investment and maximise your returns.

Call our friendly team on (08) 9761 2722 to see how we can assist you with your property management journey.



Kellie Bornatici
PERSONAL ASSISTANT
TO ZARA HART



Erin Boyle
PROPERTY MANAGEMENT
ASSISTANT



Zara Hart
LICENSEE &
PROPERTY MANAGER



Sophie Shorter
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Meagan Moulton
RECEPTION

BLACKWOOD VALLEY
Real Estate

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107 Hampton Street, Bridgetown WA 6255

HAPPY LESSOR



Zara and her team have been a pleasure to deal with in leasing and managing our home. They have good communication and respond promptly to any issues that arise. - *Lessor, Bridgetown*



HAPPY TENANT



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. - *Tenant, Bridgetown*



HAPPY LESSOR



Dealing with Zara and the team at Blackwood Valley Real Estate has been a great experience. We had zero experience in putting up our property for rental, and Zara explained the whole process and guided us through this process. We were kept informed about prospective tenants, and we are fortunate enough to have some great tenants. Thanks Zara and Team (and the tenants)...



RASPBERRY ALMOND CRUMB CAKE



INGREDIENTS

- 1 and 1/3 cups (166g) all-purpose flour
- 1 teaspoon baking powder
- 1/4 teaspoon baking soda
- 1/4 teaspoon salt
- 1/2 cup (8 Tbsp; 113g) unsalted butter, softened to room temperature
- 3/4 cup (150g) granulated sugar
- 2 large eggs, at room temperature
- 1/2 cup (120ml) full-fat sour cream, at room temperature
- 1 teaspoon pure vanilla extract
- 3/4 teaspoon almond extract

Topping

- 1/4 cup (31g) all-purpose flour
- 1/4 cup (50g) packed light or dark brown sugar
- 1/4 teaspoon ground cinnamon
- 2 Tablespoons (28g) unsalted butter, melted
- 1 heaping cup (170g) fresh or frozen raspberries (do not thaw)
- 3/4 cup (65g) sliced almonds

optional: confectioners' sugar for dusting

METHOD

1. Preheat the oven to 350°F (177°C). Grease and lightly flour a 9-inch springform pan.
2. Make the cake: Whisk the flour, baking powder, baking soda, and salt together. Set aside.
3. In a large bowl using a hand mixer or stand mixer fitted with a paddle or whisk attachment, beat the butter and granulated sugar together on high speed until smooth and creamy, about 2 minutes. Scrape down the sides and up the bottom of the bowl with a rubber spatula as needed. Add the eggs, sour cream, vanilla extract, and almond extract. Beat on medium-high speed until combined. The mixture may look curdled; that's ok. Scrape down the sides and up the bottom of the bowl as needed. With the mixer on low speed, mix in the dry ingredients until smooth. Do not overmix. The batter will be thick. Spread into prepared pan. Set aside.
4. Make the crumb topping: With a fork, mix the flour, brown sugar, and cinnamon together. Stir in the melted butter until crumbs form.
5. Dot raspberries all over the top of the cake batter. Sprinkle the crumbs and sliced almonds on top.
6. Bake for 35-40 minutes. Baking times vary, so keep an eye on yours. The cake is done when a toothpick inserted in the center comes out clean. If you find the top of the cake is browning too quickly in the oven, loosely cover it with aluminum foil.
7. Remove the cake from the oven and set on a wire rack. Allow to slightly cool for a few minutes before slicing. I suggest serving with a dusting of confectioners' sugar!

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



John Pitman
SALES MANAGER
M: 0429 882 224



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LICENSEE + PROPERTY MANAGER
M: 0408 309 076



Holly Pleming
SALES CONSULTANT
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