

Blackwood Valley Real Estate

September 2026 Newsletter

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

CELEBRATING THE FATHERS WHO MAKE A DIFFERENCE

This Father's Day, we celebrate all the fathers, grandfathers, stepfathers, and father figures who inspire, support, guide, and love us every day.

Thank you for the countless ways you show up, the wisdom you share, the encouragement you give, and the memories you help create. Your strength, kindness, and love make a lasting difference in the lives of those around you.

Wishing all the wonderful dads and father figures a very Happy Father's Day! We hope your day is filled with love, laughter, and special moments with the people who mean the most to you.



SEPTEMBER IN REAL ESTATE: SPRING HAS SPRUNG

September marks the beginning of spring, and with it comes a renewed sense of energy across the property market. Longer days, warmer weather and increased buyer activity make this an important time for homeowners, buyers and investors alike.

For sellers, spring can be the ideal opportunity to present your property at its best. Gardens are beginning to bloom, natural light is improving, and homes can feel brighter and more inviting. A little preparation can make a significant difference – from freshening up the garden and decluttering living spaces to completing those small maintenance jobs that may have been put off over winter.

For buyers, September can bring more choice as new properties come to market. With increased competition, it is worth having your finances organised, understanding your borrowing capacity and knowing exactly what you are looking for before you start your search.

Investors may also be keeping a close eye on the market as spring activity picks up. Rental demand, property values and local market conditions can all play an important role when considering your next investment.

Most importantly, every property market is local. Conditions can vary significantly between suburbs, property types and price points. Understanding what is happening in your particular area is essential when making informed property decisions.

Whether you are considering selling, buying, investing or simply curious about the current value of your home, September is a great time to review your property goals and start planning for the months ahead.

Thinking about your next move? A conversation about your local market could be the perfect place to start.



BLACKWOOD VALLEY Real Estate

Meet Mandy

— SALES REPRESENTATIVE —



Delivering the best possible outcome for all parties is the core focus of my career as a Sales Representative at Blackwood Valley Real Estate. I believe honest, transparent communication is the key to delivering a professional service and ensuring both buyers and sellers feel informed and supported at every step.

As a proud Bridgetown resident, I live and work in the area and love the country lifestyle we enjoy here with my husband and two children who attend local schools and are involved in regional sports. When I'm not helping clients, you'll find me horse riding, exploring my creative eye for photography, or engaging in our vibrant local arts hub.

With experience in administration, people management and the detailed processing of listing and sales contracts, I bring a strong eye for detail and excellent organisational skills to manage property transactions seamlessly. I'm proud to offer a smooth, stress-free experience from our first meeting through to a successful settlement.



CLIENT FOCUSED

Committed to achieving the best possible outcome for buyers and sellers with honest, clear and transparent communication.



LOCAL & PROUD

Proud Bridgetown resident with deep roots in the community and a genuine love for the country lifestyle.



COMMUNITY MINDED

Actively involved in local schools and sports clubs, supporting and contributing to our wonderful community.



OUTSIDE & CREATIVE

Passionate about horse riding, photography and the arts – embracing all that our beautiful region has to offer.



EXPERIENCED & TRUSTED

Strong background in administration, people management and contract processing with exceptional attention to detail.



SMOOTH & STRESS FREE

Managing every detail of the process to ensure a seamless and successful experience from start to settlement.

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*Local knowledge.
Personal service.
Proven results.*



FEATURE PROPERTIES

20 SOMMEE STREET, BRIDGETOWN

CHARACTER, COMFORT & LOCATION



- 4 spacious bedrooms and 2 bathrooms
- 1013 square meter block
- Gorgeous terraced cottage gardens
- Outdoor entertaining area & front porch
- Open-plan living & dining
- Perfectly located within walking distance to town, schools and local amenities.



Call Zara today to book your private viewing!

Zara Hart

0408 309 076

zara@blackwoodvalley.com

65 ABEL STREET, BOYUP BROOK

A RARE TREASURE



- Charming 4-bedroom, 1-bathroom character home.
- One of Boyup Brook's most iconic historic buildings.
- Set on a generous 815m² block with plenty of outdoor space.
- Prime location in the heart of Boyup Brook.
- Beautiful character features that blend timeless charm with everyday comfort.



Call Zara today to book your private viewing!

Zara Hart

0408 309 076

zara@blackwoodvalley.com

FEATURE PROPERTIES

15 SPENCER STREET, BRIDGETOWN

INVESTMENT OPPORTUNITY



- Duplex investment property on a 504sqm block
- Two self-contained 2-bedroom, 1-bathroom units
- Dual rental income with secure long-term tenants
- Well-maintained, low-maintenance investment
- Immediate rental returns from settlement
- Future potential for owner-occupiers or multi-generational living



Call Zara today to book your private viewing!

Zara Hart

0408 309 076
zara@blackwoodvalley.com

40 COLLIER STREET, MANJIMUP

SPACE, ACCESS AND PLENTY OF POTENTIAL



- 4 bedrooms | 1 bathroom
- Spacious living area with wood fire
- Large kitchen & dining zone
- Large alfresco area for entertaining
- Generous backyard with plenty of vehicle access
- Existing 6m x 6m shed



Call John today to book your private viewing!

John Pitman

0429 882 224
john@blackwoodvalley.com

FEATURE PROPERTIES

KNOWN AS LOT 802, 43 FORREST STREET, BRIDGETOWN

FULLY RENOVATED AND READY TO ENJOY

**KNOWN AS LOT 802, 43 FORREST STREET,
BRIDGETOWN**



- 3 bedrooms | 1 bathroom
- Freshly renovated
- Open plan kitchen, dining and living area
- 666sqm block
- Single carport
- Fully fenced backyard



Call John today to book your private viewing!

John Pitman 0429 882 224
john@blackwoodvalley.com

8 CORONATION STREET, BRIDGETOWN

JUST MOVE IN

**8 CORONATION STREET,
BRIDGETOWN**



- 3 bedrooms | 2 bathrooms
- Generous 921m² block with dual driveway access
- Open-plan kitchen, dining & living area
- Stylish kitchen with walk-in pantry & fridge recess
- Spacious master suite with ensuite, double vanity & spa bath
- Elevated alfresco overlooking the backyard
- Plenty of space for kids, pets, caravans or a future shed



Call John today to book your private viewing!

John Pitman 0429 882 224
john@blackwoodvalley.com

SOLD • SOLD • SOLD



**9 Park Avenue,
Bridgetown**



**6 Smith Street,
Bridgetown**



**62 Robinia Way,
Bridgetown**



**1421 Brown Seymour Road,
Boyup Brook**



**5986 Donnybrook-Boyup
Brook Road, Benjinup**



**30 Forrest Street,
Balingup**



**24 Barron Court,
Boyup Brook**



**1614 Gibbs Road,
Dinninup**



**10 Henry Street,
Bridgetown**



**8 Bode Street,
Boyup Brook,**



**34 Blechynden Street,
Bridgetown**



**11 Reid Place,
Boyup Brook**

SOLD • SOLD • SOLD

STOVETOP DUMPLING LASAGNE



INGREDIENTS

- 800 g (1¾ lb) regular minced (ground) pork (not extra-lean)
- 4 spring onions (scallions), finely sliced
- 2 tbsp freshly grated ginger
- 1 tbsp freshly minced garlic
- 3 tbsp light soy sauce
- 1 tbsp Shaoxing wine (optional)
- 2 tsp toasted sesame oil
- 1 tsp chicken stock powder (bouillon)
- 1 tsp caster (superfine) sugar
- ½ tsp ground white pepper

Chilli Dumpling Dressing

- 3 tbsp chilli oil, store-bought or homemade
- 2 tbsp light soy sauce
- 1 tbsp Chinese black vinegar (can be substituted with rice wine vinegar)
- 2 tsp toasted sesame oil
- 1 tsp honey
- 1 garlic clove, finely grated
- 1 tsp freshly grated ginger

To Assemble

- 2 tbsp neutral oil
- 2 packets round dumpling wrappers
- 250 ml (1 cup) chicken stock, plus an extra 60 ml (¼ cup) if needed

To Finish

- 1 spring onion (scallion), finely sliced
- 2 tsp toasted sesame seeds

METHOD

1. Prepare the filling – Place all the dumpling filling ingredients in a large bowl. Mix well until everything is evenly combined.
2. Make the dressing – Whisk together all of the dressing ingredients in a small bowl. Set aside.
3. Prepare the pan – Drizzle a large 28–30 cm (11–12 inch) non-stick frying pan with the oil while the pan is still cold. Fill a shallow bowl with cold water.
4. Create the first layer of dumplings – Working with one at a time, quickly dip each dumpling wrapper into the water, allowing any excess to drip away. Arrange the wrappers over the base of the pan, overlapping them slightly so there are no gaps.
5. Add the pork – Using damp hands or the back of a spoon, gently spread half of the pork mixture into a thin, even layer right to the edge of the pan so most of the dumpling wrappers are covered.
6. Repeat the layers – Add another layer of dampened dumpling wrappers, again overlapping them slightly. Spread the remaining pork mixture over in an even layer.
7. Finish – Finish with one final layer of dampened dumpling wrappers, ensuring the filling is mostly covered; a few small gaps around the edges is fine.
8. Steam – Carefully pour the chicken stock around the edge of the pan. Run your spatula around the edges of the mixture. This helps the stock seep into the lasagne..
9. Cook – Cover tightly with a lid and cook over medium-low heat for 18–20 minutes, or until the pork is cooked through and the dumpling wrappers are tender. Check the lasagne halfway. If the pan has become dry, add an extra 60 ml (¼ cup) of chicken stock.
10. Crisp the base – Remove the lid and continue cooking for 2–4 minutes, or until any remaining liquid has evaporated and the base is beautifully golden and crispy – similar to the bottom of a pan-fried dumpling.
11. Rest – Remove from the heat and rest for 5 minutes.
12. Finish and serve – Drizzle generously with the chilli dumpling dressing. Scatter over the spring onion and sesame seeds. Using a large serving spoon, scoop generous portions straight from the pan, making sure everyone gets some of the crispy golden base.

BLACKWOOD VALLEY

Real Estate



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www.blackwoodvalleyrealestate.com

LOCAL EXPERTS. DEDICATED TO YOU.

Proudly serving Bridgetown and
the beautiful Blackwood Valley.

MEET OUR TEAM



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