

# Blackwood Valley Real Estate

## August 2025 Newsletter

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

### LOCAL ARTIST FEATURE

*MANDY MASON PHOTOGRAPHY*

*NOW ON DISPLAY @ THE RABBIT HOLE, BRIDGETOWN*

**One of our cherished staff members, Mandy Mason, currently has a collection of her photography on display at The Rabbit Hole here in Bridgetown.**

Born and bred in WA, Mandy has always had a love of looking through the viewfinder of a camera. Mandy enjoys capturing the fleeting precious moments in life, as well as showcasing the beauty of the South West region in images which have mood and ambience, as well as taking photos for enjoyment and reflection.

Mandy has a huge range across her portfolio, please get in touch should you wish to discuss potential shoots and commission pieces. Only currently found at The Rabbit Hole, Bridgetown - or you can contact Mandy directly via the details below.

**Phone** - 0427 989 653

**Email** - masonmandy7211@gmail.com



# COMMUNITY EVENTS

## *BRIDGETOWN ART AUCTION*

*23<sup>RD</sup> AUGUST, 2025*



Calling all art lovers - come and celebrate the incredible artworks of an array of local established and up-and-coming artists this month, at the Bridgetown Art Auction. Hosted by the Bridgetown High School, pieces created by woodwork, metalwork, photography and art students will also be on show.

This event is also very special to us here at Blackwood Valley Real Estate, since our very own Zara Hart will be the Auctioneer, and our talented and creative staff member Mandy Mason has some special art pieces up for auction too!

This amazing evening is free entry, with a licensed bar, grazing plate, door prizes and raffles on offer during the evening. The event begins at 5.30pm with registration and art viewing, while the auction begins at 6.30pm. Be sure to secure your ticket for this fabulous local event, via the link below.

**<https://events.humanitix.com/bridgetown-art-auction>**

## *BALINGUP MEDIEVAL CARNIVALE*

*23<sup>RD</sup> & 24<sup>TH</sup> AUGUST, 2025*

The annual Balingup Medieval Carnivale is upon us again! This incredible event hosts an array of market stalls of medieval wares, exciting medieval performances, interesting displays of medieval life, activities for the children, and much more. An event not to be missed!



This year, the Medieval Carnivale celebrates its 30th year, which is an incredible testament to how cherished it is by our community, both locally and far-reaching. Tickets are available via the link below.

**<https://www.balingupmedievalcarnivale.com.au/tickets>**



# BLACKWOOD VALLEY REAL ESTATE

**YOUR LOCALLY-OWNED INDEPENDENT AGENCY,  
DELIVERING CONSISTENT, RELIABLE SALES RESULTS**

**Here at Blackwood Valley Real Estate, we pride ourselves on consistently and reliably achieving excellent results for our clients, and our year to year sales performance continually demonstrates this.**

If you're looking to buy or sell here in our very special corner of the South West, don't hesitate to reach out for assistance - whether you're requiring a free sales appraisal, advice on purchasing a property in our area, or anything else related to your real estate journey, our experienced sales team are here to help.

**Call our friendly team on (08) 9761 2722 to see how we can best assist you in making your real estate dreams a reality.**

## BLACKWOOD VALLEY Real Estate

*Your leading locally-owned  
independent agency.*

### 12 MONTH SALES PERFORMANCE

90

Properties  
Sold

45

Median Days  
Advertised

 realestate.com.au

Data correct as of 7<sup>th</sup> July 2025, on [www.realestate.com.au](http://www.realestate.com.au)

(08) 9761 2722 | [www.blackwoodvalleyrealestate.com](http://www.blackwoodvalleyrealestate.com)



# FEATURE PROPERTIES

## LOT 440/29 GLENEAGLES DRIVE, BRIDGETOWN

Unsurpassed quality!

**LOT 440/29 GLENEAGLES DVE,  
BRIDGETOWN**



Call John today to book your private viewing!

**John Pitman** 0429 882 224  
john@blackwoodvalley.com

- Set on a 2,007sqm block, with an impressive 315sqm under the roof
- 4-bedroom, 3-bathroom home, meticulously designed in 2015 by Gemmill Homes
- Designer kitchen, featuring an expansive bench space, an executive Smeg oven, and a fully equipped scullery with a double sink
- Opulent master suite, with its own sliding door to the backyard, enormous walk in robe, and en suite straight from a magazine

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## 34 WARNER STREET, BRIDGETOWN

Fantastic country home!

**34 WARNER STREET,  
BRIDGETOWN**



Call Zara today to book your private viewing!

**Zara Hart** 0408 309 076  
zara@blackwoodvalley.com

- 4-bedroom, 1-bathroom home, offering the perfect blend of comfort and style
- Set on a spacious 1,677sqm block, in a peaceful country setting
- Open-plan living room, with a cosy wood fire for those winter nights
- Kitchen boasting modern appliances and ample storage
- Main bedroom with a gorgeous bay window, to enjoy the country greenery
- A sizeable backyard features a patio and an outdoor play area



# FEATURE PROPERTIES

## 28 BALMORAL DRIVE, BRIDGETOWN

Near new!



- 4-bedroom, 2-bathroom home built in 2024, by Modular Homes
- Set on a flat, spacious 2,001sqm block in the sought after Highlands Estate
- Spacious layout, designed with family living in mind
- Generous master bedroom, fit with an en suite and walk-in robe
- Natural light fills the central, open plan living and dining area
- Just 3.5km from Bridgetown town centre



Call John today to book your private viewing!

John Pitman 0429 882 224  
john@blackwoodvalley.com

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## LOT 49 WARBURTONS ROAD, BRIDGETOWN

The great escape!



- Fully fenced 5.1 acres in the locality of Hester Brook
- The perfect blend of rural tranquility and town convenience, just minutes drive from the heart of Bridgetown
- Offering sweeping views of the surrounding countryside - an ever changing landscape of rolling hills, distant treetops and golden sunsets
- A natural corridor of trees runs through the property, featuring graceful sheoaks and vibrant wattles
- A beautiful blank canvas waiting to be brought to life



Call John today to book your private viewing!

John Pitman 0429 882 224  
john@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](mailto:zara@blackwoodvalley.com)



## ARE YOU CONSIDERING LEASING YOUR PROPERTY?

**Here at Blackwood Valley Real Estate, we have a whole team dedicated entirely to Property Management.**

We understand that leasing your property to tenants is a huge decision, and when you lease with us, you can rest assured that every aspect will be considered and taken care of, including but not limited to -

- Thorough tenant screening
- Correct bond collection and management
- Formal lease agreements
- Highest standard property condition reporting
- Regular routine inspections
- Ongoing property maintenance
- Impeccably managed rental payments and financial reporting

Our friendly team are here to assist you in ensuring that your property is looked after in alignment with our high standards.

**If you're looking to rent out a property here in our South West, don't hesitate to contact our office on (08) 9761 2722, to see how we can best assist you on your journey.**

**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

0408 309 076  
107 Hampton Street, Bridgetown WA 6255  
[zara@blackwoodvalley.com](mailto:zara@blackwoodvalley.com)  
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**BLACKWOOD VALLEY**  
Real Estate



# WINTER EATS

## VEGETARIAN QUICHE

### INGREDIENTS

- Pie-crust (of choice, store bought or home made)
- 1-2 tablespoons of olive oil
- 4 large eggs (room temperature)
- 1/2 cup diced zucchini
- 1/2 cup red and/or yellow capsicum
- 1/2 cup diced brown onion
- 1 cup sliced mushrooms
- 1 cup baby spinach leaves
- 1 cup of shredded or crumbed cheese of choice (such as feta, goat, cheddar, mozzarella)
- 1/2 cup grated parmesan cheese
- 1 cup of heavy cream or whole milk (or a blend of your choice)
- Fresh parsley or chives for serving



### METHOD

Begin by following the package or recipe instructions for your chosen pie crust pre-baking and preparation. Once complete, set the pre-baked crust aside, and ensure the oven is set to 190 degrees celsius.

Heat the olive oil over mild heat in a large skillet, and begin to saute the diced onions, until translucent. Add in capsicum, zucchini, baby spinach and mushrooms, and saute until all the vegetables are tender. Use salt and pepper to season, if desired. Set the cooked vegetables aside, allowing them to slightly cool. In another bowl, whisk the eggs well with the milk and/or cream, using salt and pepper to season, if desired.

Put the quiche together! Sprinkle all of the parmesan cheese, and half of the shredded/crumbed cheese evenly across the bottom of the crust. Sprinkle all of the sauteed vegetables evenly over the cheese. Slowly pour the egg and cream/milk mixture over the vegetables, then sprinkle the remaining cheese over the top of the dish.

The quiche will need 50-55 minutes in a preheated oven. To check whether cooked, insert a knife into the centre of the quiche - if it comes out clean, it's ready! Remove from the oven and allow to cool for 10 minutes. This dish provides 6-8 serves.

***SERVE WITH A FRESH SALAD, AND ENJOY!***

# 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



**Anne Bartz**  
SALES REPRESENTATIVE  
M: 0427 175 966



**Zara Hart**  
LICENSEE + PROPERTY MANAGER  
M: 0408 309 076



**Mandy Mason**  
SALES SUPPORT



**Erin Boyle**  
OFFICE ADMINISTRATOR



**Kellie Bornatici**  
PERSONAL ASSISTANT  
TO ZARA HART



**Katherine Woodberry**  
PROPERTY MANAGEMENT  
ASSISTANT



**Beth Bridges**  
DIGITAL MARKETER

*Here for you when life's season changes.*

107 Hampton Street, Bridgetown WA 6255

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