

Blackwood Valley Real Estate

September 2025 Newsletter

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

BRIDGETOWN HIGH SCHOOL P&C

ART AUCTION, AUGUST 2025

Last month our Bridgetown community celebrated its annual art auction, held at the Bridgetown High School.

This event was special to our Blackwood Valley Real Estate team, as our long-time staff member Mandy Mason had a number of her photography pieces auctioned, and our Licensee, Zara Hart, was one of the auctioneers.



Blackwood Valley Real Estate loves to support community events such as this — all of the funds raised are being put towards improvements to the high school, and the effort of the volunteers to organise this night is so appreciated!



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



Maximize Your Rental Income! 📈

The South West is booming – and your property could be a reliable income stream for you. With a strong flow of local and international renters, the rental market is in high demand.

- ✓ High Occupancy Rates
- ✓ Growing Tourism & Business Travel
- ✓ Limited Quality Rentals = Premium Rates

At Blackwood Valley Real Estate, we handle everything for you:

- Marketing your property to quality tenants
- Screening & vetting applicants
- Rent collection & financial reporting
- Maintenance, cleaning & 24/7 support

Let us take the hassle out of property ownership, while you enjoy steady returns.

Contact our Property Manager, Zara Hart, for more information.

0408 309 076 | zara@blackwoodvalley.com

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



FEATURE PROPERTIES

121 GRIMWADE ROAD, BALINGUP

Sweetwater!

**121 GRIMWADE ROAD,
BALINGUP**



- 3-bedroom, 1-bathroom home, tucked away on the outskirts of Balingup
- Set on 10 acres, and resting on the edge of its very own brook
- The home is split into three zones, offering a character filled design, with endless wonderful features within each
- Surrounded by beautiful gardens, and a bounty of fruiting tress, including guava, citrus, cherries, blueberries, peaches, nectarines, apples and plums
- Rainwater supply



Call John today to book your private viewing!

John Pitman 0429 882 224
john@blackwoodvalley.com

1 CLARET ASH RISE, BRIDGETOWN

Heaven sent!

**1 CLARET ASH RISE,
BRIDGETOWN**



- Brand new 4-bedroom, 2-bathroom home, located in the prestigious Bridgetown Gardens Estate
- Located on a generous 2,941sqm block
- Spacious open plan kitchen, dining and living area, north facing to capture natural light
- The two wings of the home have been cleverly designed with family in mind
- Ducted reverse cycle air conditioning with temperature control sensors for year round comfort
- Two large rainwater tanks



Call John today to book your private viewing!

John Pitman 0429 882 224
john@blackwoodvalley.com

FEATURE PROPERTIES

60 JAYES ROAD, BALINGUP

Big block, big potential!

**60 JAYES ROAD,
BALINGUP**



Call John today to book your private viewing!

John Pitman 0429 882 224
john@blackwoodvalley.com

- 3,074sqm block, positioned in a fantastic location, in the heart of town
- Being sold on an 'as is' basis, offering buyers an opportunity to unlock its true potential
- The bedroom wing includes two rooms, one of which is impressively large, offering scope to reconfigure
- Spacious kitchen and dining area
- Large lounge room, which could be opened up to create an open plan living space
- Bathroom with bath and sink

LOT 49, 5 COTTONWOOD CLOSE, KANGAROO GULLY

Block of land in Bridgetown Gardens Estate!

**LOT 49, 5 COTTONWOOD CLOSE,
KANGAROO GULLY**



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- 3,255sqm block, nestled in the scenic Kangaroo Gully area, within the Bridgetown Gardens Estate
- Offering the perfect blend of privacy, community, and countryside charm
- Enjoy exclusive access to estate amenities, including a residents Function Centre ideal for gatherings and events and a tennis court to stay active while soaking in the peaceful surroundings
- Whether you're looking to build your dream home or secure a serene getaway, this block could be for you!

FREE PROPERTY MARKET APPRAISALS

AT BLACKWOOD VALLEY REAL ESTATE

(08) 9761 2722 | 107 Hampton Street, Bridgetown

Are you considering selling your property? Or perhaps you are just curious about your home's value?

Here at Blackwood Valley Real Estate, we offer free property appraisals, to help you determine the current market value of your asset.

Whether you're considering selling, refinancing, or simply want to know where your property stands in today's market, our experienced team is here to help - at no cost.

Receive expert advice, local market insights, and an accurate, up-to-date valuation - free of obligation. Unlock your property's true potential!

**Give one of our Sales Representatives a call today,
to book your free property appraisal.**



John Pitman
SALES MANAGER
M: 0429 882 224



Zara Hart
LICENSEE
M: 0408 309 076



Anne Bartz
SALES REPRESENTATIVE
M: 0427 175 966

SOLD • SOLD • SOLD



26 Barron St,
Boyup Brook



7/22 Somme St,
Bridgetown



11 Hampton St,
Bridgetown



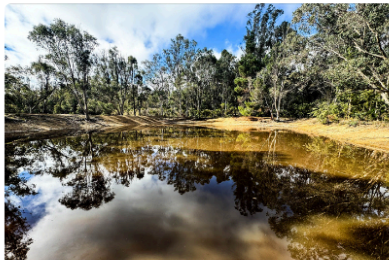
1B Brockman St,
Bridgetown



Lot 11294 Hester Hall Rd,
Hester Brook



6 Sunridge Drive,
Bridgetown



Lot 21 Haines Rd,
Catterick



Lot 50 Eulin Crossing Rd,
Kulikup



12 Barlee Street,
Bridgetown



25 Democrat Close,
Kangaroo Gully



24 Geegelup View,
Bridgetown



33 Roberts Street,
Balingup



Sold in August 2025 by **John Pitman**



0429 882 224 | john@blackwoodvalley.com

SWEET TREAT

SWEET POTATO BROWNIES

SWEET POTATO BROWNIES



INGREDIENTS

- 1 cup of mashed sweet potato
- ½ cup of cocoa powder
- ½ cup of melted butter, or melted coconut oil
- ½ cup of maple syrup
- ½ cup of almond meal
- 2 eggs
- 2 teaspoons of vanilla extract
- ½ teaspoon of sea salt
- 1 teaspoon of baking powder
- ½ cup of dark chocolate chips

METHOD

Prepare an 8 x 8 inch baking tray by greasing or lining it with baking paper, and preheat the oven to 175 degrees celcius.

Make sure your mashed sweet potato is ready to go - simply steam it and then mash it until it's smooth, and allow to cool. When cooled, whisk the mashed sweet potato with the eggs, maple syrup, vanilla extract, and butter (or coconut oil).

In a separate bowl, combine all of the dry ingredients - the cocoa powder, almond flour, baking powder, and salt. Slowly add these dry ingredients into the wet ingredients, until the batter is smooth. Gently add and combine in the dark chocolate chips.

Pour your batter into your pre-prepared baking tray, and bake for 30 minutes, or until fully cooked through. Remove and allow to cool slightly before slicing.

SERVE WITH A CUPPA, 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



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Zara Hart
LICENSEE + PROPERTY MANAGER
M: 0408 309 076



Mandy Mason
SALES SUPPORT



Kellie Bornatici
PERSONAL ASSISTANT
TO ZARA HART



Erin Boyle
PROPERTY MANAGEMENT
ASSISTANT



Katherine Woodberry
PROPERTY MANAGEMENT
ASSISTANT



Linda Falek
OFFICE ADMINISTRATOR



Holly Pleming
INSPECTIONS MANAGER

Here for you when life's season changes.

107 Hampton Street, Bridgetown WA 6255

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