



SOLD

WILSON INLET FRONTAGE - A NATURE LOVERS DREAM!

Located only 10 minutes' drive from Denmark in the tranquil suburb of Youngs Siding, this 18.24 ha (45 acre) lifestyle property shares a boundary with the vibrant Wilson Inlet - known to be a favourite nesting site of the iconic Black Swan and many other indigenous waterbirds.

Renowned for its exceptional biodiversity and beauty, the Wilson Inlet is also home to a great range of fauna and flora, making it a real hotspot for nature lovers and conservationists.

This is the ideal property for someone who wants 8 acres to play with while having direct access to the Wilson Inlet off their protected land.

15.0012 ha (approximately 37.9 acres) of the natural bushland bordering the Wilson Inlet is protected under a Caveat by The National Trust of Australia. This ensures the land remains cared for and protected for future generations to enjoy – in an eco-friendly way. A hotspot position like this needs careful consideration and hopefully the type of buyer interested in this kind of property will be of equal mind. It's not just the birds and the bees that's important here - the incredible diversity of native orchids and wild flowers in season (February to October) attracts an enormous amount of delighted attention to the area.

One neighbour separates this property from "Millionaire's Mile" - Hay River frontage, but don't despair – you can easily carry your kayak to the Hay Bridge and paddle all the way to Ocean Beach – or just launch from your back boundary. There's a small stretch of Crown land between this property's back boundary and the inlet – in keeping with properties on waterfronts in WA.

You can walk down a sandy firebreak or use a 4x4 to get to the back boundary with ease.

3.2378 ha or 8 acres around the home are set aside as the building envelope, which is a fair amount of space for someone who would like to keep a horse or two, some chooks and a veggie garden. The current Hardi-board home is set further forward on the bush block, though still well back from South Coast Highway. A long driveway leads you up to the home, forming a neat turning circle.

The house itself is a very neat 4x2 + study/games room/studio or 5th bedroom off the back

4 BED | 2 BATH | 2 CAR

PRICE:
\$450,000

OPEN FOR INSPECTION:
N/A



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LEGEND

- Total Area of Bushland
- Total Area of Farm Land (inc. B.E.)
- Building Envelope

National Trust of Australia (WA)
 Conservation Covenant
 Lot 12 on Deposited Plan 65074
 South Coast Hwy Denmark WA



TABLE 1 ALREADY EXISTING			
NO.	DESCRIPTION	SCOPE	STATUS
1			
2			
3			
4			
5			
6			
7			
8			
NO.	DESCRIPTION	SCOPE	STATUS
9			

NOTES
 1. THIS PLAN IS PREPARED IN ACCORDANCE WITH THE SURVEY ACT 1985 AND THE SURVEY REGULATIONS 1985.
 2. THE PLAN IS TO BE USED FOR THE PURPOSES OF THE NATIONAL TRUST OF AUSTRALIA (WA) CONSERVATION COVENANT.
 3. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF DENMARK SURVEY & MAPPING.

GENERAL PLANING	IS
GENERAL LAYOUT	IS
CLASSIFICATION	IS
LAND USE	IS
CLIMATE ZONE	IS
SOIL TYPE	IS
VEGETATION	IS
TOPOGRAPHY	IS
HYDROLOGY	IS
ENVIRONMENTAL DATA	IS

Ref: 1440



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.