



FOR SALE

RARE OPPORTUNITY FOR A PERFECT NATURE ESCAPE!

Imagine living at the foot of the oldest mountain range in the world – estimated to be around 1.3 billion years old - the Porongurup National Park. This park covers an area of 2,630 ha with the range extending for 12 kilometres. The area has one of the richest concentrations of native species in Australia, with over 700 native plant species, including 10 endemic species. This includes Australian Bluebells, blooming from October to February along with a huge variety of orchids and other spectacular flowers. You may even be lucky to spot one of the many mammal or bird species, honey possums, brushtail wallabies and even rare bird species of Baudin's cockatoo and noisy scrub-birds.

It's a one of the world's biodiversity hotspots, making it a top tourist destination in the Great Southern.

Combine these facts by looking out over Devil's Slide, the highest peak of around 670m. Enjoy the views from the kitchen window while washing the dishes or sitting at your dining room table – or relax with a cuppa or a glass of fantastic local wine on your back deck and marvel at the play of light on the ancient, moss-covered granite boulders and magnificent forest.

Lush Karri forests and jarrah/marri woodlands are dominant in this area, while karri hazel, karri wattle and tassel bush form part of the understorey. The Porongurup National Park is located roughly 48 km north of Albany and about 15 minutes' drive (25 km) from Mount Barker.

Wansbrough Walk is well known to tourists and locals as a couple of easy short walks start from the Tree-In-The-Rock Car Park at the end of the road. Here you will find disabled toilets, gas barbeques and sheltered picnic tables. You can stroll 100m to this gorgeous Karri tree that planted itself in a rock crevice years ago. Enjoy the 4 km walk through the gully between Nancy's Peak and Devil's Slide which will literally make you feel like you're walking between two mountains.

Do make the effort of getting to Devil's Slide; your reward would be magnificent, panoramic views as far as the eye can see. To the west, Denmark in the distance, in front of you views to the Southern Ocean and Albany - and to the north, The Stirling Ranges – a truly mind-blowing experience. There's a myriad of trails available to visit different peaks, it just depends on how

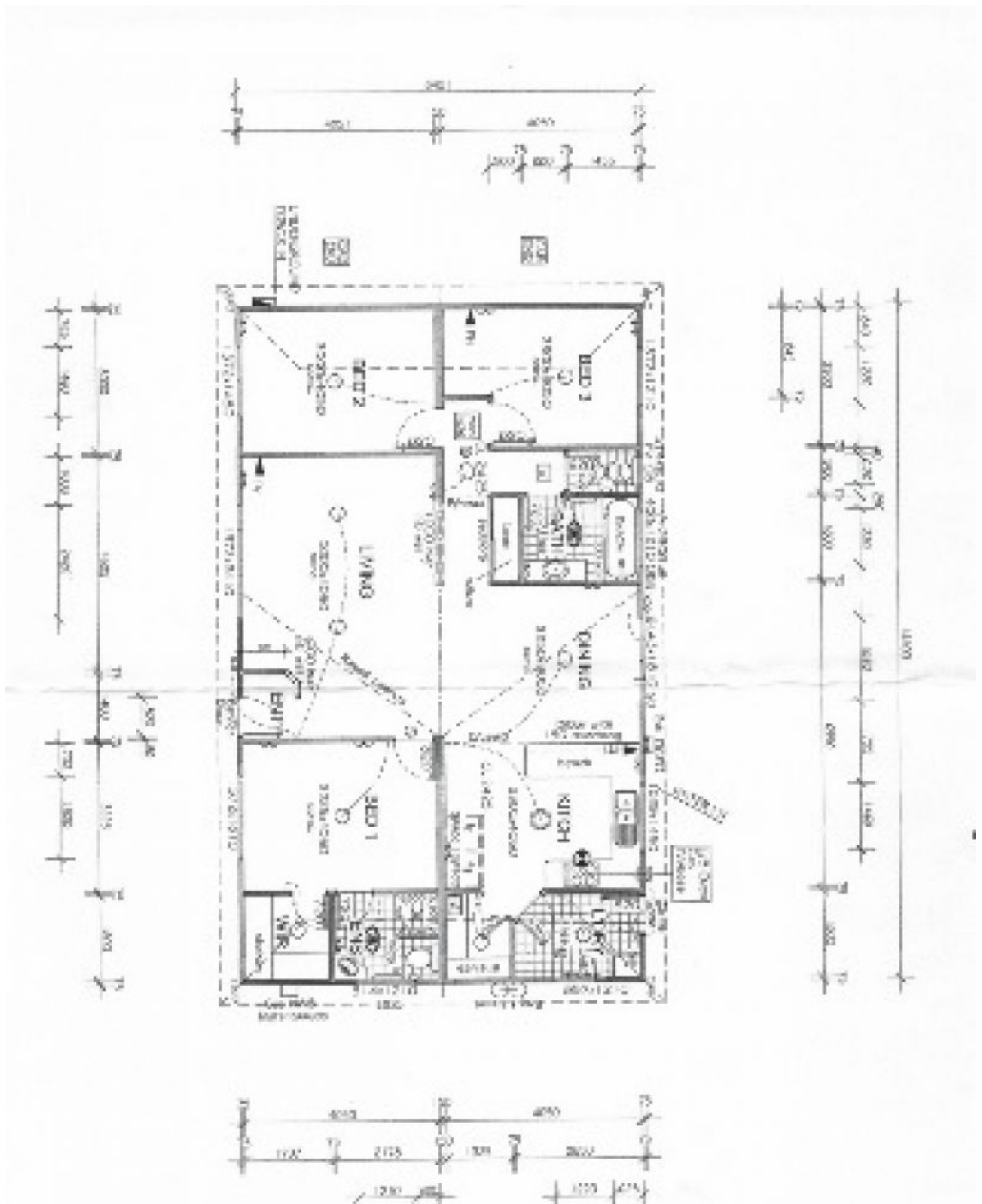
3 BED | 2 BATH | 4 CAR

PRICE:
\$599,000

OPEN FOR INSPECTION:
N/A



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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.