



**SOLD**

## A SLICE OF PARADISE!

Imagine waking up with a cuppa on the front, north-facing patio while watching the sun coming up over Yellanup Lake and Castle Rock, the most famous tourist peak in the magnificent Porongurup Range.

This range is considered to be one of the oldest in the world, believed to have formed over 1200 million years ago as a remnant of the Precambrian collision that joined Australia and Antarctica until they separated in the Paleocene. Indeed, for much of the Cretaceous (56 to 145.5 million years ago, also known as the last portion of the "Age of Dinosaurs") and Paleogene (roughly 56 to 66 million years ago), the Porongurup range was a tropical island surrounded by the sea, with the Stirling Range forming the southern coastline.

This gorgeous property is situated almost halfway between Albany and Mount Barker. Albany: 35 km on Chester Pass Road, turn left onto Yellanup Road and continue for 3 km on the tarmac – under 30 minutes' drive. The quickest way to get to Mt Barker from here is to continue on Yellanup Road for 21 km, turn right on Albany highway and in 16 km you'll reach Mt Barker – around 23 minutes' drive.

It's 8 km/8 minutes' drive from the entrance of the Porongurup National Park and 44.5 km/27 minutes' drive to the Stirling Ranges. This property is situated in the wine-growing area of the Great Southern. Numerous wineries are within a 10-minute drive, including Zarapeth, Castle Rock Estate, Fern Creek, Mt. Trio, Ironwood, Jingalla and Dukes.

The Porongurup National Park has one of the richest varieties of plants in Australia with more than 700 native species within the park's 2,621 hectares. With its diverse wildlife, tall karri and open jarrah forests, and massive granite domes, the park is a haven for birdwatchers, photographers and wildflower enthusiasts who are drawn by the sheer beauty of this place. Visitors flock to this area to enjoy walk and bike trails and visit the spectacular Granite Skywalk.

The home on 2.43 ha/6 acres echoes the beauty of its surroundings. Yellanup Lake is situated directly in front of this property so it's an absolute haven for birdwatchers and orchid chasers.

The very neat home on stumps consists of 2 good size bedrooms, 2 bathrooms, a lovely big kitchen and open plan lounge/dining area with lovely patios on all sides of the home. There's also a separate construction near the extra-large single garage, consisting of a large laundry and

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$340,000

**OPEN FOR INSPECTION:**  
N/A



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