



SOLD

SECLUDED AND SECRET NANARUP

After nearly 20 years of hunkering down and living the dream, owners of 1190 Nanarup Road have put their beloved and rare coastal lifestyle lot on the market.

Now it is someone else's turn to catch a dream. Someone else's turn to take something both unique and humble to make it their own.

Secluded, private and a mere 2.7km from beautiful, beautiful Nanarup Beach is the secret for reveal.

Past the Mt Richard Road turnoff and before arriving at Taylor Inlet, on the only public road to Nanarup is a 1.42ha (3.5acre) rural zoned, lifestyle lot with 3x1 rendered brick and iron home and soaring outdoor patio for cool summertime living waiting for new owners.

The house is comfortable and cosy, though ready for more love. Concrete floors throughout are tiled, wood clad or raw with an industrial look. Built-in robes are in two of the three bedrooms and there is a wood fire in the lounge. The ceiling is partially insulated with wool batts.

The kitchen has a lovely view on its east side to an enchanted garden that will please any child. To the south is a view to the paddock beyond. A custom-built sawn timber island bench with a 5 burner gas cook top is the centre point of the room. Wall oven and grill are electric, and there is plenty of space for a fridge.

The bathroom has vanity, WC and ready-made space for a new bath/shower to replace, or operate in addition to the shower recess currently located in the laundry.

Outdoors, there is a separate brick and iron single bay garage, a metal framed and clad double bay garage/workshop, various utility and animal sheds (think goats, sheep and poultry), a paddock with remnants of a round yard, mature trees that can be progressively pruned for an ongoing supply of own or saleable firewood. For the avid home producer there is a netted orchard, vegetable beds, garden shed and an abundant supply of reticulated bore water.

Services to the home include mains underground power supply, own rainwater supply and storage, septic sewer, bottled gas and instant gas HWS. City rates are approx. \$1,400pa. The Albany CBD is a lackadaisical, scenic and mostly rural 25km drive to the west.

3 BED | 1 BATH | 3 CAR

PRICE:
\$585,000

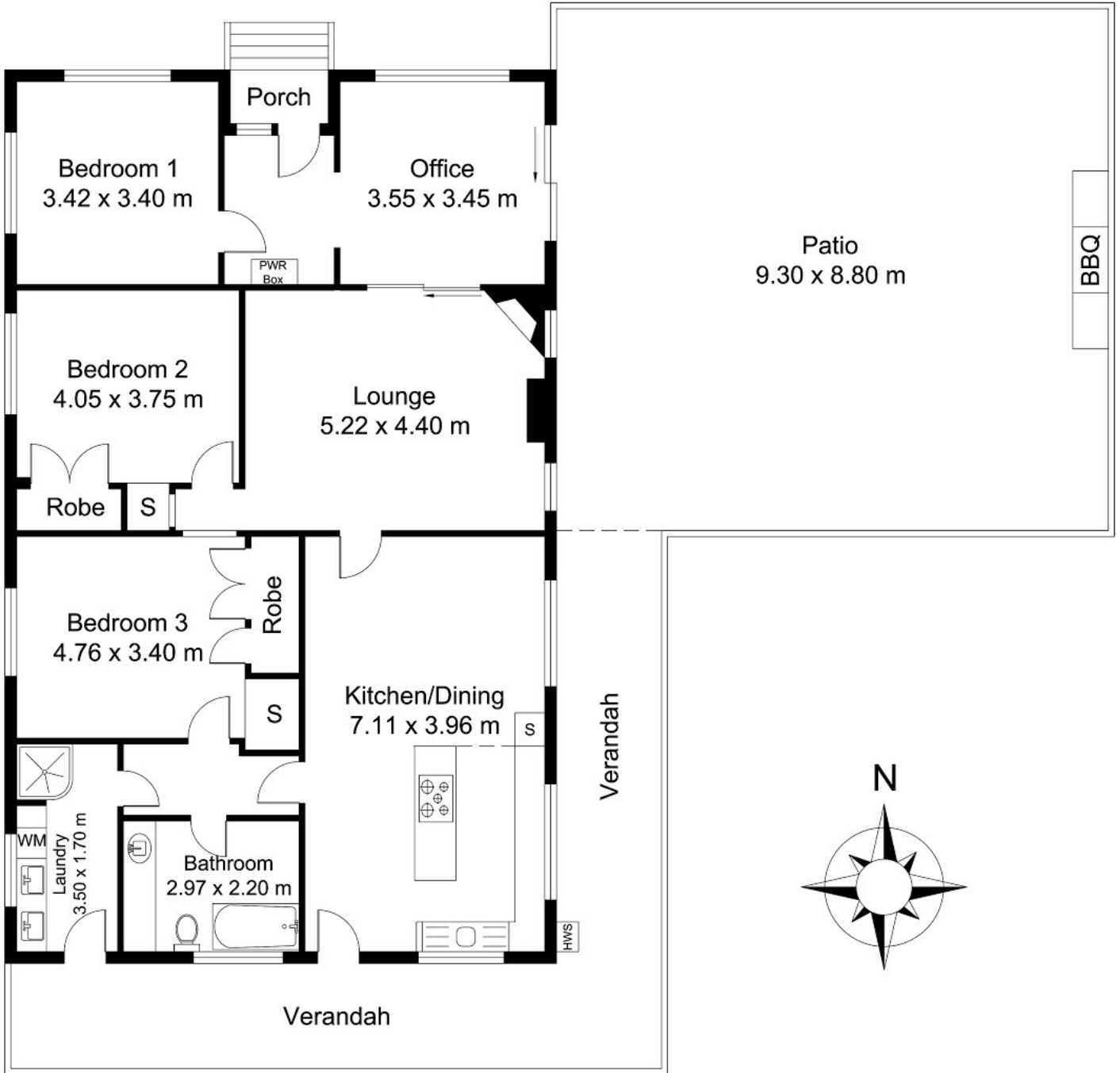
OPEN FOR INSPECTION:
N/A



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Water Tank



Approximate Floor Area
(130.56 sq. m)

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.

Measurements are approximate. Not to scale. Illustrative purposes only.

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