



FOR SALE

IF YOU'VE BEEN YEARNING FOR AN AFFORDABLE SEA AND/OR TREE CHANGE IN DENMARK, THEN THIS IS YOUR WAKE-UP CALL...

This unique property offers much more – a river change, too! Situated on a 2,140m² block mere meters from the Frankland River, it consists of two buildings—a lovely 87m² residence at the back (with the potential to extend) and a well-loved, licensed restaurant of approximately 190 m² – or a second home if that's what you require. There's also plenty of space in the yard for cars, boats/caravans/canoes and all the fishing paraphernalia.

Please watch the live drone video (the white block with a black arrow on websites) to get a quick idea of what this neat property and area offers, as words and pictures can't do it justice. The live video is less than 3 minutes long, yet it takes you in and over the property, over the Frankland River, into the Tree Top Walk, Monastery Landing, and even covers Conspicuous Beach. Go on, consider it a quick break from all the humdrum property advertisements you've been looking at – it's definitely worth your time as it will put a smile on your face – even if you're not ready to buy a property yet.

Don't miss this opportunity if you've been dreaming of a cottage-style business on a busy tourist route (restaurant, art studio, etc.)—INCLUDING living quarters in this exquisite area! Alternatively, you can turn the restaurant into a home again, live/holiday in one and rent out the other, or buy the property with friends or family so generations can enjoy this lifestyle and/or regular getaway opportunity.

Of course, losing the licensed restaurant would be a shame, as it's extremely popular with locals as well as tourists in the area. It's currently open five days a week until 3 p.m. and Friday and Saturday evenings for dinner. If you're interested in taking over the business as a going concern, complete with all the equipment, no GST will be applicable. The two exceptionally talented chefs would love to stay on, so you'll get the full package deal.

This property is extremely well-priced for a quick sale and ideally situated between Walpole and Denmark, where a myriad of world-class tourist attractions beckon. If you'd like to enjoy some of the clearest air in the world, away from the madhaze and the everyday hustle and bustle, then

2 BED | 3 BATH | 1 CAR

PRICE:

Offers Above \$830,000

OPEN FOR INSPECTION:

N/A



Jess Adams

0410631335

jessadams@atrealty.com.au

www.atrealty.com.au

