



FOR SALE

HOW AMAZING IS THIS PROPERTY?

This stunning 16.89-ha property consists of two private homes plus ancillary buildings, multiple dams, and several paddocks. It is situated a 12-minute drive west of Denmark town towards Walpole. Although this property is zoned rural, its location on the tourist highway lends itself to further development, especially in the tourism sector.

You can access live drone footage of the property and area on this site's video link and you will find over 200 photos of the property, plus the house and shed plans, on my own secure website. The direct link is <https://jessadamsrealty.com.au/properties/107-1104/>

Nature enthusiasts are drawn to Denmark for its unspoiled beaches, top-notch hiking trails, abundant wildlife, rolling terrain, majestic tall trees, and vibrant wildflowers. This eco-friendly, tidy town with inspirational, non-franchised shops is alive with community, culture, and the arts. Ancient forests and pristine stretches of coastline surround the town. Denmark has a vibrant wine trail, a dynamic café culture, and a good choice of eateries, including local cheesemakers and chocolatiers.

Situated opposite William Bay National Park and only 4 km from Elephant Rocks and Greens Pool, two of Western Australia's Southern Coast's best-loved landmarks, famous for turquoise waters and pristine white sands and protected from the waves of the Southern Ocean by granite boulders, enabling safe swimming, year-round. Mad Fish Bay and Waterfall Beach are a little further down the road and still within the National Park.

As you turn into the property's driveway, the big main shed is on your left, while a paddock with a sheltered dam is on your right – paddock 2. The driveway then splits in two, with a very private 3x1x2 and a large study/4th bedroom home to the left - currently tenanted on a short-term basis.

Straight down the drive is the spacious main home, a 2x1x2 with a study/3rd bedroom. This home looks out over the large dam and is surrounded by a variety of established fruit trees and native forests, so it enjoys complete privacy from the other home and neighbouring property. Tucked behind the double carport is a light, bright studio apartment with a kitchenette and a bathroom overlooking the lovely side garden. Both homes and the studio face north, so enjoy lovely winter sun and light-filled rooms.

This property features several natural water catchment areas, including a permanent soak, one

8 BED | 4 BATH | 4 CAR

PRICE:

Offers Above \$1,6m

OPEN FOR INSPECTION:

N/A



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