

**111 Karri Lane, Quinninup, WA 6258**



**House For Sale**

Saturday, 23 December 2023

**111 Karri Lane, Quinninup, WA 6258**

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 3453 m2**

**Type: House**



Colin Wallbank  
0897760000



Lily GibbsHughes  
0447552684

## Open Negotiation

The outside is what this property is all about where you can immerse yourself in the natural surrounds, enjoy those amazing water views, watch the various species of birds and relax in your very own oasis of our South West Lifestyle. Quinninup is an idyllic town and location that is within easy driving distance to Pemberton and Manjimup (approx. 30km) for all the towns attractions and amenities. The gorgeous Quinninup tavern is just down the road for a fantastic eatery and place for a drink and to relax. And of course, the lake is what Quinninup is known for and why many visit this beautiful part of the Southern Forest region. This could be your home or a home away from home when you need to get away. The house has slate and timber floors to add a natural appeal, amid the timber finished cabinetry in the kitchen within a traditional U-shaped layout. This takes in the dining space aside the main living room. Timber accents carry through to this space, quite natural in its finish or maybe a paint over to add to and create a light bright space that would complement the timbers. The main bedroom is a good size and shares the bathroom which has a corner bath, large separate shower, and fresh white, bright feel. With a second bedroom to the other side of house currently being used for a storage room. There is a good-sized lined workshop/Office with a split A/C plus a workshop on the other side that offers additional space. The gardens are your own oasis with features all around, established fruit trees, water features and rock walls. Property features include: \*Stunning unique water views\* Wrap around verandah \*Landscaped gardens\* Lakeside location set on 3,453sqm \*Fenced building envelope \*Enclosed chook pen and raised veggie gardens\* Independent modern insulated studio \*Home amongst tall timbers Why not put your own touch on this property and make it your very own, with some finishing touches needed, this house could become your next project! The property is sold in an is where is manner with all the furniture to remain, walk-in, walk-out. The online auction (with flexible terms for qualified buyers) has started, so be sure to make your bid soon, as the property can sell at any time. You can clearly see where you need to be to secure the property and you will not wonder where your offer needs to be. Our advice is to get in early and bid strong. Auction Conditions: \*Open Negotiation\* All bidders must have their bidding terms registered and approved by the Seller \*Flexible bidding terms (can be subject finance) \*Final Bidding Stage (FBS) - ..... at 6pm (don't delay as this can change or be sold prior to the FBS) There is bound to be plenty of interest so please be sure to get in touch ASAP. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.