

**114 Nuttman Road, Chapman Hill, WA 6280**

ACTON

**belle**  
PROPERTY

**House For Rent**

Monday, 22 April 2024

114 Nuttman Road, Chapman Hill, WA 6280

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Property Management  
0897549222

## **\$450 per week**

This quaint 2 bedroom, 1 bathroom cottage has loads of character and would be perfect for anyone who loves the peace and quiet. Water is fed from 2 spring fed dams with a large 20,000-gallon tank supplying the cottage with water. This home is located on a picturesque rural property and the lease is only for the immediate fenced in area around the house, which includes a small garden shed. Approximately 20 minutes from Busselton CBD set in the desirable Chapman Hill region, close to the newly opened Hippo Lake Cafe. As there is a farming lease over the remainder of the land the lease holder of the cottage needs to be aware that there will be people accessing the larger shed, paddocks and driveway. Approximately 20 minutes from Busselton CBD.

- Rural setting
- Gas cook top
- Gas oven
- Wood fire
- Fan in main living area
- Spring fed drinking water
- Shared Access of driveway
- Large 4 bay shed not included
- Electric Hot water system

Pets considered upon application. Available early June!

**SPECIAL CONDITIONS:**

- Tenant is aware that this lease is for exclusive rights to the house and immediate fenced in area around the house, this includes the shed. The tenant is responsible for the upkeep of this area.
- The tenant is aware the paddocks are leased and the lease holder will be entering the property (excluding the house area) to attend to stock.
- The tenant is aware that the driveway is a shared access point to the property and they do not have exclusive rights to the driveway.
- The tenant is aware that the front gate to the property must be kept shut at all times