

# 180 Worgan Road, Metricup, WA 6280



## Sold Lifestyle

Thursday, 12 October 2023

180 Worgan Road, Metricup, WA 6280

Bedrooms: 5

Bathrooms: 5

Area: 23 m<sup>2</sup>

Type: Lifestyle



Joe Jordanoff



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**\$1,780,000**

'SPRINGWOOD HOMESTEAD' This stunning 59 acre rural lifestyle property is located within the golden triangle of Margaret River-Dunsborough-Busselton and it's setup to work from home, with approved Bed and Breakfast accommodation. The beautiful treelined driveway winds up to the house and guest parking, with plenty of space for caravans, boats and hosting guests. Wake up watching the sunrise through the trees and over the lake with it's elevated, east facing aspect. Boasting plenty of open pasture with 5 gated paddocks for horses, sheep and livestock - this is highly sought after acreage with an abundance of water. A perfect location to continue the BnB business, with further potential for health retreats, catering events, and weddings in the popular Margaret River region. The Established Residence: • Total of 5 bedrooms, 5 bathrooms house plus study/office. The south wing of the dwelling consists of 4 bedrooms, each with private ensuites for the holiday accommodation (registered Bed and Breakfast approvals in place with the City of Busselton) featuring high ceilings, jarrah floors, LED lighting, fans, Smart TV's, kitchenettes. There is a separate master bedroom with ensuite and built in robes, perfect for owners to live in while operating the business. • Separate activity room, study or single bedroom with storage. • Country style homestead constructed of cedar cladding, Colorbond roofing, with wrap around verandahs on each side. • Solid Jarrah timber flooring, high ceilings, LED lighting, ceiling fans, Smart TV's wall mounted. • Starlink satellite broadband internet. • Cosy slow combustion fire places in the main lounge and also in the second living area for winter. • Ample parking for the BnB rooms and for the house, with easy access to the sheds. • Commercial kitchen setup with large cool room, the perfect setup for catering or events. The Land and Improvements: • Mixture of established jarrah and marri trees, open pasture for sheep grazing, gardens, fruit orchid and 5 fenced paddocks with gates, livestock troughs, irrigation pumps/pipes which is setup for horses, livestock and currently sheep grazing. • An abundance of water supply with the spring fed lake (water all year), 2 x 90,000 litre rainwater tanks for the house and 3 extra 5,000 litre rainwater tanks off the shed for the garden and reticulation. • 2 x powered workshop/sheds with sliding door access for machinery and vehicles. There's also a garden shed, wood shed and chicken coups with fencing plus 2000 litre rain water tank. • 7 Hectares of pristine native forest with walking trails through the bushland. The Location: Only a 8 minute drive to Cowaramup town/shops, 15 minutes to Margaret River and 25 minutes to Dunsborough. The property is located right in the heart of the legendary Margaret River region, with wineries and breweries in every direction. Near many of the famous surf breaks, such as Gracetown, Injidup, Yallingup and Margaret River. Surrounded by other rural farms and a treelined road make this a special property, tucked away amongst nature creating a peaceful harmony within the South West. Inspections by appointment. For further details, please contact exclusive sales representative Joe Jordanoff on 0498 935 086 or email [joej@jmwrealestate.com.au](mailto:joej@jmwrealestate.com.au) or Stewart Bettenay on 0409 688 205 or email [stewart@jmwrealestate.com.au](mailto:stewart@jmwrealestate.com.au)