

1983 Porongurup Road, Porongurup, WA 6324



Acreage For Sale

Friday, 2 February 2024

1983 Porongurup Road, Porongurup, WA 6324

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 12 m2

Type: Acreage



Rob Mason

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Buyers Around \$2.5million

Offering the opportunity to purchase an entire village - 32 acres at the foot of the Porongurup Range with many buildings and even more potential! Historic Karribank is nestled on the doorstep of the Porongurup National Park and provides accommodation, along with the "Karri On Bar". Its located 40kms north of Albany and 22kms East of Mount Barker. Karribank is the oldest continuously run guest establishment in Western Australia. The original dining hall, now the "Karri on Bar" tavern, is the first building you see as you enter the property. This houses the tavern, restaurant, lounge areas, commercial kitchen, a small board room and private owners' dwelling of up to 3 bedrooms. A separate function room can hold 100 guests seated - ideal for weddings, meetings and celebrations. It features views out to the ranges, commercial kitchen, and amenities to service the guests. Karribank currently offers 10 family chalets, 4 historic cottages and 5 ensuite rooms as holiday accommodation. There is also a renovated 3-bedroom managers' residence. In addition, there is a block of 7 dormitory rooms (not currently utilised). Numerous other buildings are on site that could be turned into any number of uses, including housing other complementary businesses i.e. chocolate shop, honey producer shop, art gallery, food or wine co-op. There are also several historic cottages that have not yet been renovated but could add to the accommodation offering or be repurposed. Whatever your plans might be for this historical gem; tree change with income, larger scale hospitality and accommodation venture, workforce accommodation or potential redevelopment, this is a unique location to fulfill your ambitions. It is in close proximity to wineries, hiking in the ranges - including the magnificent Granite Skywalk at Castle Rock and not too far away from the Stirling Ranges with the well-known Bluff Knoll. Features include:

- 32 acres zoned rural
- Historic lodge and cottages dating back to the early 1900's
- Existing food, beverage, and accommodation business
- 21 accommodation units currently available for guests, owners and managers
- 7 dormitories suitable for backpacker/ worker accommodation
- Numerous other cottages ripe for renovation
- Workshops and sheds
- Scheme and bore water, dam and winter creek
- 10kw solar system and 70kw backup generator
- Huge potential to expand business - micro brewery, expand bar and restaurant, weddings, markets, concerts, festivals, etc
- Redevelopment under the Porongurup Rural Village Structure Plan - potential for blocks of 400m² - 1,000m²

Karribank is a special property and represents an enormous opportunity for prospective buyers. The current owners have invested a huge amount of time, money, and passion into the property over more than 25 years. It is now time for Karribank to enter a new phase under new ownership. We invite you to register your interest. For further information, please contact Rob Mason on 0411 615 806. Viewing by appointment only and following a conversation with the agent.