

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

THE AGENCY

**Sold House**

Saturday, 18 November 2023

208 Nuttman Road, Chapman Hill, WA 6280

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 5 m2**

**Type: House**



Michelle Radich  
0417986961

**\$1,050,000**

This contemporary and modern home, set on 14 acres of natural forestry, offers a unique opportunity to live in harmony with nature. With four bedrooms, two bathrooms, and an adjoining granny flat, this property is perfect for multi-generational living or those seeking space and tranquility. The north-facing aspect of the home ensures plenty of natural light, while the surrounding wilderness creates a serene atmosphere. Whether you're looking for a family home, a creative retreat, or a peaceful sanctuary, this property has it all.

Features Include-

- 4 spacious bedrooms
- 2 modern bathroom
- home built 2018-
- Open plan living, dining and family room with log fire -
- Contemporary decor, floor to ceiling sliding doors out into the alfresco area-
- Modern kitchen with breakfast bar dishwasher, gas cooking and electric oven-
- 1 bedroom 1 bathroom Granny Flat-
- North facing home with thermal mass properties and cross ventilation.-
- Completely off the grid power system -
- 32 Solar panels and lithium batteries -
- Fully insulated walls and ceiling
- 90x45 framed glass windows with thicker glass-
- Split system air con in living area of house and granny flat-
- Fans also in living areas including the granny flat.
- 195,000 water tank with filtration on main kitchen sink-
- BAL (Bush Attack Level) 19 approved home-
- Dual septic tanks located to the west side of the home-
- Gas bottles for cooking and hotwater system with electric ignitors-
- Large backup generator -
- Surrounded by virgin bush with Jarrah, Mari, Nuytsia (Christmas tree) and other native trees-
- 18 Minutes (aprox) drive to Busselton CBD-
- New gravel driveway into the property

To view call Michelle Radich today

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.