

**236 Guernsey Gully, Northcliffe, WA 6262**



**Sold Lifestyle**

Tuesday, 27 February 2024

236 Guernsey Gully, Northcliffe, WA 6262

Area: 38 m2

Type: Lifestyle



No Agent Property WA  
1300594794

## Contact agent

Phone enquiries - please quote property ID 33185. HUGE Trees, trees, and trees. Privacy plus the most amazing forest awaits you, away from the road along the North and Western boundary are some of the largest hugest Karri trees you will see. I have never seen a private property with trees like these. Your future sanctuary sits on the corner of Guernsey Gully and the southern end of Tattenham Rd (access only via Guernsey Gully), this private forest and bush block has a steel framed house that needs a big clean and renovation, plus 6 rooms in 4 outside dongas and garage. The steel-framed house needs to be totally recladd as it has been allowed to fall into disrepair, however, the steel frame and roof seem good. Electricity and telephone are connected and work. It needs a septic and leach drain, or composting toilet perhaps? There is a large concrete water tank at the front of the house and a small water tank that collects water from the garage roof. A million dollars worth of trees are yours, with the potential to sell \$50k of excess trees if you want to thin it a little with some proper forest management. Previously a wildlife carer's sanctuary for decades, we just levelled the area and scraped off all the weeds, so it is bare ground around the house, but once the rains come, the grass will shoot up and the kangaroos will be mowing your lawns. The property runs North-South with Tattenham rd on its west and is only used by 2 neighbours that do not live there, so the road is pretty much your own. **DISCLAIMER** While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.