

**356 River Road, Nannup, WA 6275**



**House For Sale**

Thursday, 18 April 2024

356 River Road, Nannup, WA 6275

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 6 m2**

**Type: House**



Jess Tucker

0897561234

**\$1,200,000**

Situated on a quiet no-thru road not far from Nannup town centre sits this 15-acre property. Nestled amongst natural bush and neighbouring farmland provides a quiet and peaceful ambience. The property is currently set up as a marron farm with numerous dams ( 3 growers dams & 4 nursery dams) providing income opportunity (please note we are not selling this property with figures for the marron sales). With the remaining land being a mixture of native bush and cleared pockets. The land lends itself to a rural way of life to be enjoyed by family and friends and with the options for income or just a lifestyle change amongst the trees. A rustic cottage with a history going back to the 1940's sits amongst its surroundings with the front verandah looking back over the large swimming dam. The cottage offers a rustic charm with timber floor and kitchen features within the open layout of a traditional country cottage. Additional infrastructure is a self-contained space, this is convenient for visiting family & friends. Additional infrastructure includes a large approx 16x10 shed with mezzanine floor and solar panels on the roof that feedback into the mains power system. Various other sheds and storage spaces make for additional storage/ workshop space. One being a shed offering, a main room 6 x 4.8m with a lean-to at 7 x 4.8m and rain water tank. This property is situated in a fantastic location, the proximity to Nannup just a scenic drive away plus potential business venture opportunities! call Jess Tucker for further information and to arrange your private viewing.