

# 41 Mill No.2 Road (Boorara Brook), Northcliffe, WA 6262



## Sold House

Monday, 14 August 2023

41 Mill No.2 Road (Boorara Brook), Northcliffe, WA 6262

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1022 m2

Type: House



Colin Wallbank  
0897760000



Lily GibbsHughes  
0447552684

**\$155,000**

Discover the tranquility and charm in this beautiful 3x1 mill cottage style house nestled in the heart of a serene and picturesque location. Embrace the essence of rustic living without compromising modern comforts – it's the perfect blend of old-world charm and contemporary living. Property Features: \*3 x 1 renovated Mill Cottage \*Wood Fireplace and reverse cycle aircon \*Modern bathroom \*Hardwood floors \*Huge back deck perfect for entertaining \*Fenced back yard complete with vegie gardens \*Carport & caravan shelter \*All lawns reticulated from the river Boasting a generous 1,022 square metre block, this property offers plenty of room for outdoor activities and relaxation. With the perfect deck for entertaining out back and a smaller deck out front to enjoy a cuppa! Located on the outskirts of Northcliffe town centre, this property offers convenient access to local amenities, while only being 25.6km away from Windy Harbour and the D'Entrecasteaux National Park perfect for the keen adventurer or nature lover. The online auction (with flexible terms for qualified buyers) has started, so be sure to make your bid soon, as the property can sell at any time. You can clearly see where you need to be to secure the property and you will not wonder where your offer needs to be. Our advice is to get in early and bid strong as you need to be registered to take part in the Auction. You won't want to miss out on this one! Take a trip down to Northcliffe this weekend and check out this quaint cluster of old timber cottages and the next step in your journey. Other property Owners in the village have used their cottages for holiday homes, permanent homes or rented out as long-term investments with an excellent return. In-fact there is a very strong community base here and they even have their own club house with food and bar facilities. Beats the hustle and bustle of City life any day. Yes, it is a leasehold property, but there is so much on offer here and no maintenance or upgrading required here. You would pay much more for a Freehold property in this condition. Plus, the water from the river is free and you have a large rainwater tank. No more water bills here! What do you need to know? \*The property is a leasehold property with the current lease finishing in 2024 with a further option of 21 years after that! \*The fees are \$1,360 per quarter (that includes rates) \*A copy of the sub-lease can be easily emailed to you upon request along with additional information \*There are no Shire or water rates as these are within the sub-lease fees above \*Water supply is via the Gardener River and owners have rainwater tanks for drinking \*Only 24 Km's to the coast at Windy Harbour \*Excellent location with green open space opposite We would be more than happy to send out more details. Auction Conditions: \*Open Negotiation (online) \*All bidders must have their bidding terms registered and approved by the Seller to take part in the Auction \*Flexible bidding terms \*Open and transparent process \*The property can sell at anytime so be sure to make your bid early Don't miss out on this opportunity to make 41 Mill No.2 Road your own private sanctuary. Whether you're looking for a serene escape from the bustling city life to make a tree change or a cozy family holiday home, this charming cottage is the perfect match. Don't just dream it; live it! Your cottage-style home awaits at 41 Mill No.2 Road, Boorara Brook. We can't wait to welcome you home! 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.