

502 Nuttman Road (Walsall), Busselton, WA 6280

ACTON

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PROPERTY

Other For Sale

Thursday, 13 June 2024

502 Nuttman Road (Walsall), Busselton, WA 6280

Area: 23 m2

Type: Other



Andrea Colleoni  
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## Express sale

Express sale: all offers presented by 10th July 2024 (unless sold prior). Wow, here is your chance to escape the hustle and bustle and embrace the scenic surrounds on this lifestyle property that sits adjacent to a State Forest. The forest is full of bike and walking trails, pristine bushland and offers an endless playground at your back door. This fantastic 59-acre, rural property is only 20 minutes out of the Busselton CBD. Other down south destinations for food and wine lovers include Whicher Ridge Wines and Hippo Lakes both being only 5-10 minutes (approx.) away along with Canebrake Pool, one of the Margaret River regions signature camp grounds. The farm is mostly cleared and fenced into 8 paddocks. There is also a small soak and some remnant vegetation. The current owner has set up a shed complex converted to a weekender with bathroom, kitchen facilities, large alfresco area with timber and steel, and power connected. The shed is approved, but not as a live-able dwelling. The water supply is from the rainwater tanks for domestic use and the dam pumps water for stock and gardens. The current owner was previously grazing around 200 sheep. This well pastured farm produces good feed in the winter months. This property would be an ideal getaway for lifestyle buyers looking to be close to town but far enough removed to enjoy the serenity a property like this provides. Most of the hard work already done, including power, a gravel driveway and good fencing surrounding the property boundary. As a new owner you can create your own piece of paradise. You can simply continue to use as is or build your dream home surrounded by nature at its very best!