

503 River Road, Dwellingup, WA 6213



House For Sale

Monday, 3 June 2024

503 River Road, Dwellingup, WA 6213

Bedrooms: 20

Bathrooms: 12

Parkings: 20

Area: 13 m2

Type: House



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Offers Above \$3,000,000

Welcome to Noble River Estate, 503 River Road, Dwellingup, the feeling of being deep in the forest, with an abundance of flora and fauna, thousands of kilometers from city life, is palpable and yet we are just over an hour from Perth. The design of this property is truly impressive, with a spacious layout that maximizes the natural light and stunning views of the surrounding landscape. This is a unique opportunity to purchase a magnificent 33 acre showpiece property with a multitude of lifestyle and or business scenarios. It has been and continues to be a well booked wedding venue for many years and also caters for corporate functions, yoga retreats and more, to the extent that the business, which is included in the property sale, has quadrupled in turnover in the last 3 years, many upgrades have occurred on the property and in the accommodation itself, in that time period. Accommodation south of Perth is under extreme pressure to provide beds for tourists, locals and workers and is showing no sign of being alleviated, these types of businesses are growing rapidly and this particular business is ready to go to the next level, all that is necessary are people with a vision to steer this hidden gem in the right direction and reap the rewards. The lodge is on two levels and is the main residence and when not booked by guests, you could enjoy the serene and picturesque surroundings for yourselves, with family and friends, while the income continues to flow in from the five chalets around you. When you step outside, you'll find yourself immersed in the beauty of the outdoors, with plenty of space, including biking and walking trails to explore, or just enjoy the peaceful surroundings. Whether you're looking to relax on the decks, take a stroll through the woodland, or simply soak in the tranquility of nature, this property has it all.

THE LODGE;- 2 X Storey residence - 4 X Queen size bedrooms, all with ensembles- Large living/dining/lounge area downstairs- Commercial size kitchen- Bar area and servery - Massive-covered deck overlooking the gardens

6 CHALETS;- 5 x Chalets in 2 bedroom 1 bathroom format.- 1 x Chalet in 4 bedroom 1 bathroom.

CARETAKER'S RESIDENCE;- 2 Bedroom managers residence with adjoining office and bathroom.

RECENT IMPROVEMENTS;- NEW LED Flood Lighting to light up trees around the property at night.- NEW Digital Security Cameras installed throughout Property.- NEW LED Lighting and Digital TV's in Chalets and Lodge- NEWLY repainted & refurbished lodge & chalets throughout - NEW beds & mattresses in all bedrooms- NEW Carpet in all bedrooms- NEW couches- NEW commercial grade septic's and leach drains - NEW Air conditioning throughout accommodation- NEW WIFI system "Starlink " throughout property - NEW Retic to grass and garden around Lodge.

OTHER FEATURES;- Large work/laundry shed- Large back-up generator.- Two dams for general water use and also used for exterior fire safety self-propelled sprinkler systems.- Two bores. Don't miss your chance to own this incredible piece of paradise. Contact us today to schedule a viewing and experience the magic of 503 River Road Dwellingup for yourself.* For those interested, we have many more images, video and drone footage available for viewing