

**6684 South Coast Highway, Nornalup, WA 6333**



**House For Sale**

Thursday, 30 May 2024

6684 South Coast Highway, Nornalup, WA 6333

**Bedrooms: 2**

**Bathrooms: 3**

**Parkings: 1**

**Area: 2140 m2**

**Type: House**



Jess Adams

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## Offers Above \$830,000

This unique property offers much more – a river change, too! Situated on a 2,140m<sup>2</sup> block mere meters from the Frankland River, it consists of two buildings—a lovely 87m<sup>2</sup> residence at the back (with the potential to extend) and a well-loved, licensed restaurant of approximately 190 m<sup>2</sup> – or a second home if that’s what you require. There’s also plenty of space in the yard for cars, boats/caravans/canoes and all the fishing paraphernalia. Please watch the live drone video (arrow) to get a quick idea of what this neat property and area offers, as words and pictures can’t do it justice. The live video is less than 3 minutes long, yet it takes you in and over the property, over the Frankland River, into the Tree Top Walk, Monastery Landing, and even covers Conspicuous Beach. Go on, consider it a quick break from all the humdrum property advertisements you’ve been looking at – it’s definitely worth your time as it will put a smile on your face – even if you’re not ready to buy a property yet. Don’t miss this opportunity if you’ve been dreaming of a cottage-style business on a busy tourist route (restaurant, art studio, etc.)—INCLUDING living quarters in this exquisite area! Alternatively, you can turn the restaurant into a home again, live/holiday in one and rent out the other, or buy the property with friends or family so generations can enjoy this lifestyle and/or regular getaway opportunity. Of course, losing the licensed restaurant would be a shame, as it’s extremely popular with locals as well as tourists in the area. It’s currently open five days a week until 3 p.m. and Friday and Saturday evenings for dinner. If you’re interested in taking over the business as a going concern, complete with all the equipment, no GST will be applicable. The two exceptionally talented chefs would love to stay on, so you’ll get the full package deal. This property is extremely well-priced for a quick sale and ideally situated between Walpole and Denmark, where a myriad of world-class tourist attractions beckon. If you’d like to enjoy some of the cleanest air in the world, away from the madness and the everyday hustle and bustle, then this is for you. It’s clearly a one-of-a-kind opportunity, offering so much more than the norm – and within your budget. If you’d like to see around 70 photos of this property and the world-class attractions in the area, please enter this direct link to my website in your browser: <https://jessadamsrealty.com.au/properties/100-1097/>. I’ve covered most of the main tourist attractions between Denmark and Walpole, and I’m sure you’ll agree that it’s spectacular!

**Note-worthy information:**

- **Position** The property is situated within the Walpole National Park on the South Coast Highway between Denmark and Walpole (the main tourist route) and falls under the Denmark Shire. It has an irregularly shaped land of 2,150 m<sup>2</sup> and an R5 zoning with permitted use of a restaurant and a private residence. The Frankland River is mere meters away, where you can enjoy fishing, boating, canoeing and all the usual water sports – or go down for a picnic or sundowner and enjoy the tranquillity. Notably, the jetty caters for the disabled, one of a handful in WA offering this facility. Many major tourist attractions are within a few kilometres, including the Tree Top Walk, Monastery Landing, the 400-year-old Giant Tingle Tree, Conspicuous Beach, many walking trails, including the Bibbulmun Track and, of course, it is surrounded by magnificent National Parks and pristine beaches – plus many “secret” fishing sites along the coast only known to locals.
- **The Restaurant:** The licensed restaurant (commercial premises) has a gross building area of approximately 190 m<sup>2</sup>, including accessways, terrace gardens, a dry store and associated infrastructure. The original 1920s restaurant is a timber framed/weatherboard structure with high ceilings and a twin gable roof. This building was extensively refurbished in 1999, involving restoration and extensions to preserve the integrity and charm of the building as a Class 6 restaurant. Restoration included new electrical wiring, plumbing, internal cladding, insulation, etc. The floors are original tongue-in-groove jarrah floorboards except for the wet areas and kitchen. The timber framed roof was cladded with new corrugated Colourbond and insulated with ceiling batts, as are the internal walls. The internal walls and ceilings were replaced with plasterboard, and the original timber panelling was reattached. The original timber-framed windows are beautifully restored at the front of the building.
- **The Parking Area** The rear parking area is approximately 180 m<sup>2</sup> and features sustainable landscaping, including gardens and shady trees. It comprises a stone-based hardstand parking area with sub-soil drainage with a capacity for approximately 13 vehicle parking.
- **The Residence** It’s a single-level residence of approximately 87 m<sup>2</sup> with a very high-pitched roof (1999 build), a front verandah of around 17 m<sup>2</sup>, and a covered carport of 18 m<sup>2</sup> around the side of the home. It currently consists of the main bedroom on the right after entering the front door of the timber verandah, an open plan lounge/dining area with a study at the far end. Note that the study area can easily be enclosed as bedroom 2 if needed. There is also a neat kitchen complete with a dishwasher, a laundry room, a modern bathroom with a shower and basin and a separate toilet off the laundry. The corridor to the laundry is lined with useful storage cupboards. The residence has an instantaneous gas water heating system. There is a gas bayonet, an air conditioner, and a tile fireplace. Behind the home is a corrugated, galvanized iron water tank and pressure pump with an

approximate capacity of 45,000 litres. There is also a header tank with a 2,500l capacity.

- On-site Bio-Max Sewage Treatment System and WastewaterThe council required a Bio-max C10 effluent treatment system as a condition of approval of the initial restaurant business, which is professionally serviced at quarterly intervals. A 150 m<sup>2</sup> irrigation area contained by a rock bund wall was also constructed, as was an approved grease trap for the kitchen. Biomax processes effluent from both the residence and the restaurant. Following approval by the council, a greywater leach drain system was also installed to handle the extra volume of greywater during peak trading periods when the restaurant was operational and to relieve the Biomax system's processing of the extra water volume.
- Water Supply – Tanks and BoreRainwater tanks (45,000l each) have been installed at the commercial premises and the private residence. An excellent supply of potable water is also available from an "arterial" bore adjacent to the residence. A submersible pump with a capacity of 200+ gallons/hour or approximately 750l/hour was installed, and the bore provides for any extra water requirements. The bore also connects to the residence.
- InternetA Starlink satellite system was installed in April 2023, which is networked to both buildings and provides very high internet speeds. A high-performance "Ubiquiti" brand network device controls the internet coverage, protected by a UPS system that provides ongoing operation during power outages and prevents damage from power spikes.
- ServicesThe South Coast Highway is bitumen-sealed, and services available to the site include underground electricity and telephone. There are separate metered power supplies for the commercial premises and the residence. Australia Post collects and delivers three days a week, while a daily service is available in Walpole (an 8-minute drive), and courier services are available daily. The rubbish gets collected weekly by the Shire of Denmark. Denmark is only 40 minutes' drive from Nornalup, while the City of Albany is 40 minutes' drive from Denmark.If you're not itching to view this property, you clearly didn't look at all the photos on my website. Don't miss out, book now.