

733 Caves Road, Anniebrook, WA 6280



Sold House

Wednesday, 27 September 2023

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Bedrooms: 4

Bathrooms: 1

Area: 4047 m2

Type: House



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\$860,000

This unique property has many versatile uses under the Rural Zoning category and is just 200 meters from the pristine waters of Geographe Bay as the seagulls fly and only 500 meters to the actual beach access down the road. Properties in this tightly held small strip on Caves Road very rarely come to the market and this property is being sold for the first time in nearly 35 years so be quick so you don't miss this rare opportunity. Current owners have lived in the 4 bedroom, 1 bathroom 'Renovators Delight Cottage' which we estimate was built in the early 1950s. Whilst living here they have used the large studio/gallery as a working sculpture studio and display area. Also situated at the rear of the house you will find a large garage/shed converted into a music sound studio. What a fantastic location to run your own small Home Business, home occupation or Cottage Industry business or other business activities which may require City of Busselton Planning Approval or just enjoy the large block lifestyle. The Cottage Features:

- Fibro timber framed construction with metal look alike tiled roof
- Enter the house off the north facing front verandah via the cloak/boot room into a small sitting reading room which adjoins a front bedroom and kitchen dining area
- The country kitchen dining area is sufficient for a couple or small family
- As we progress to back of the house you will find an open utility area zone that adjoins bedroom two
- Access to the other two bedrooms is outside the main area of the house
- One old style bathroom adjoins the under-roof outside laundry
- Split reverse cycle air-conditioner in kitchen/dining area
- Instantaneous gas hot water

Outdoor Features:

- Large 130 sqm approximately, powered studio/gallery work room with feature high ceilings throughout. Entrance to the studio/gallery has a beautiful tranquil paved garden sitting area
- Separate 10 sqm brick kitchen food preparation room not functional and in need of some TLC
- Converted 45 sqm approximately garage/shed now used as a music sound room
- Beautiful established trees including peppermint trees, palms, New Zealand Christmas trees, bottlebrush and various other types in gardens surrounding the cottage
- Mains water supply to the property
- Lots of open space storage for your cars, boats, caravans and other equipment
- Plenty of room to grow your own vegetables, already there are various fruit trees being apricots, nectarines, figs and loquats and room for more
- Run some free-range chickens and collect those fresh eggs daily. What about some ducks, geese or turkeys?

This unique property has fantastic 'Caves Road' exposure and is central to Dunsborough, Vasse and Busselton, some of the fastest growing areas in the South West. Enjoy the beach lifestyle across the road or walk to the Yoga Studio, Happs Pottery, Club Wyndham Hotel Motel and Restaurant, the Award-Winning Flametree Winery and Seascape Gallery all 50 meters away. Please Note: The Rural Zoning Table Uses are available on request. For further information or to arrange a private inspection please contact Exclusive Selling Agents Stewart Bettenay 0409 688 205 stewart@jmwrealestate.com.au or Rob Farris on 0418 956 700 rob@jmwrealestate.com.au