

75 Karri Lane, Quinninup, WA 6258



House For Sale

Thursday, 13 June 2024

75 Karri Lane, Quinninup, WA 6258

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 5575 m2

Type: House



Colin Wallbank
0897760000



Lily GibbsHughes
0447552684

Openn Negotiation

This one-off designed home is positioned privately at the top of this sloping lakeside block. Ideal for a weekend getaway or a permanent home for a couple. But it was always built with the intention of adding to if you wanted to (sketch available upon request). Quinninup is an idyllic location that is within driving distance to Pemberton & Manjimup for all the towns attractions and amenities. The gorgeous Quinninup tavern is down the road for a fantastic eatery and place for a drink and to relax. And of course, the lake is what Quinninup is known for and why many visit this beautiful part of the Southern Forest region. This could be your home or a home away from home when you need to get away. The home has no gardens as such except for the native bush that you share with the local wildlife, so as a lock-up and leave it is really easy maintenance, in fact the whole house can be easily maintained. No painting required, just a pressure hose each year. The house was Architecturally designed and supervised by a Civil Engineer. The Builder was award winning local Builder Kevin Sparrow of Pemberton. The house is kept at moderate temperature by 3 roof lights which allow sunlight to heat internal brick walls in winter but have shades to minimise the sun in summer. There are extract fans for any summer excess heat in each roof light. Walls are in fact brick with plasterboard lining and insulated and metal cladding to code. Not built with timber. The roof has no gutters to clean out and the rainwater drops into ground drain around the building. It was built to be fire resistant. Hot water has solar panel and electric heating with circulating pump to minimise draw off time. The floor slab is an engineered concrete raft with ground beams under perimeter and cross walls. The whole house exceeded the BAL requirements at time of the build. All the windows have laminated glass. Property Features: * 2 Bedroom/2 Bathroom * Easy care living inside & out * Concrete & paved driveway down to house * Architecturally designed & ECO friendly home * Double carport * Lakeside position * 5,575 sqm lot If you wanted to take advantage of the location and views of the lake then you could strategically clear some trees in front to improve your view of the lake and get access down to it as well. Come and have a look around what could be your next home and is now open for auction bids through Openn Negotiation. Here are the auction conditions to consider. Be quick as you don't want to miss out! Auction Type: Openn Negotiation (online) * Bidding Terms: All bidders must register and secure approval from the Seller. * Flexible Bidding: Terms can accommodate financing needs. * Final Bidding Stage (FBS): Scheduled for Wednesday 3rd July @ 5:30pm (Please note: Timing can change or the property can be sold prior to this date, so don't delay). * Not sure how it works, just send us an online enquiry from here and we can explain this simple and transparent method of sale. 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.