

# 9 Heppingstone View, Augusta, WA 6290

## Sold House

Friday, 3 November 2023

9 Heppingstone View, Augusta, WA 6290

**Bedrooms: 13**

**Bathrooms: 5**

**Parkings: 10**

**Area: 1306 m2**

**Type: House**



Robert Gauci  
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## Contact agent

UNDER OFFER!!! Baywatch Manor is a FREEHOLD investment that comprises a guest lodge of 13 rooms and a separate 3 bedroom, 2 bathroom Manager's house. This is an excellent opportunity to acquire a fabulous sea-change place to live in later and earn a rental income from the currently leased lodge. It has wonderful river and ocean views, is located in the town centre within easy walking distance to all shops, cafes and the hotel. The Manager's 3 bedroom, 2 bathroom dwelling was built in 2010 and the 13 bedroom Manor was completed in 1995. Enjoy all the updates and improvements this Manor Lodge has enjoyed together with the fabulous river and ocean views are available from both the Manor and the dwelling. The property is currently under a FIXED TERM LEASE agreement until October 2024 and enjoys a solid return. Lease commenced: 15/10/2021 Term: 1 + 2 year lease, option has been invoked for the further term of 2 years so lease end date is 14/10/24. If you're not ready to retire fully, or looking for a sea change and would like to live and work in a pristine seaside environment in the near future with exceptional beauty and enjoy the flexibility and work/life balance it has to offer then make an appointment to view this wonderful opportunity now. This property enjoys the following features including- 13 Bedrooms-5 Bathrooms-Communal kitchen and dining-Lounge TV room-Balcony two sides-10 Parking bays-Solar hot water (30 PV panels) with Upgrades over \$34,000 in 2021-Fully furnished-LED Lighting to all rooms-PR sensor light system to common area and outdoor area-Plus much much more..... Closely located and central to many offerings with views over the Southern Ocean and Blackwood River, Baywatch Manor is just 8 minutes drive to Cape Leeuwin Lighthouse, 10 minutes drive to Jewel Cave and Hamlin Bay, 20 minutes drive to Margaret River wine region. Arrange a time to inspect this great opportunity as viewing will impress! BE THE FIRST TO BE INFORMED OF UPCOMING LISTINGS ADD YOUR DETAILS TO OUR DATABASE - EMAIL [ROBERT@HERONJOHNS.COM.AU](mailto:ROBERT@HERONJOHNS.COM.AU). Interested in updated sales information on your suburb performance or what your property may be worth? Call Robert for a no obligation free appraisal. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.....