

9331 Caves Road, Karridale, WA 6288



House For Sale

Friday, 10 May 2024

9331 Caves Road, Karridale, WA 6288

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 9421 m2

Type: House



No Agent Property WA
1300594794

Offers above \$875,000

Phone enquiries - please quote property ID 33474. Discover this unique 2.3-acre rural property, nestled on the cusp of Leeuwin-Naturaliste National Park and Boranup Forest, and just minutes from Hamelin Bay. This charming hideaway features a rustic timber cottage, masterfully crafted with local timbers, offering a comfortable living space that blends with the natural surroundings. The cottage is an open-plan design (meaning no separate bedrooms) and boasts a fireplace, mezzanine floor, plus a classic Metters stove in the kitchen, ensuring warmth and comfort throughout the seasons. Located just minutes from Karridale Post Office, Tavern, and Roadhouse for your everyday needs, this property offers the perfect blend of seclusion and convenience. As well as only being a short 5 minute drive to Hamelin Bay's crystal-clear waters and pristine beaches which offer diving, fishing, and sailing. Boranup beach is ideal for surfing and is a short scenic drive across the road, through the forest. The property has been beautifully landscaped, and offers established vegetable gardens and fruit trees with retic set-up as well as a large fox-proof coop. There is a small income opportunity with a council approved roadside produce stall (busy during peak tourist seasons). An expansive workshop/shed of 16m x 7m (approx 112sqm), features a roller door and is fully powered ready for creative projects or storage needs. The attached carport space has a mezzanine floor for additional storage. The house itself also has a few projects for the creative type to add their own personal touch. 38,000L rainwater tank supplies the house, with an additional 9000L rainwater tank for the garden, which is filled up from the dam (approximately 100,000L) from a newly installed petrol pump. This tank is set up to a retic system that is 80% complete. Fruit trees include - * Mulberry* Avocado* Lemon* Lime* Apples* Apricot* Nectarine* Plum* Mandarin* Pomegranate* Peach* Bay Laurel* Tamarillo* Lemonade* Finger Lime* Orange* Papaya* Fejoia* Guava* Banana* Passionfruit & Banana Passionfruit vines* Grapevines* Large variety of herbs & perennial plants This Hamelin Bay property is rich in biodiversity, with a large array of bird and frog species. It is perfect for those looking for a lifestyle change, and provides a low-maintenance, peaceful haven for nature lovers and outdoor enthusiasts alike. Embrace the opportunity to live where the forest meets the sea in this down south hideaway, whilst still only being 30 minutes south of Margaret River town and all of its conveniences. Zoning: Priority Agriculture. Rates: Approx \$2000 per year. DISCLAIMER While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.