

**647 Nanga Brook Road, Waroona, WA, 6215**



**Acreage Semi-rural For Sale**

Wednesday, 14 August 2024

647 Nanga Brook Road, Waroona, WA, 6215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Acreage Semi-rural**

## Stunning Rural Retreat with Breathtaking Views

Escape to the tranquillity of this picturesque property nestled on 8.94 hectares of prime land in Waroona. With sweeping views of the hills and valleys, this residential house offers the perfect blend of comfort and natural beauty.

Step inside and discover a warm and inviting home featuring 2/3 bedrooms and 1 bathroom. Stay cosy year-round with reverse cycle air conditioning and a charming built-in fireplace in the lounge room. The wide verandahs that wrap around the house provide the ideal spot to unwind and soak in the stunning surroundings.

In addition to the main house, there is a separate self-contained Granny Flat with its own verandah, offering a versatile space for guests or extended family.

This undulating property boasts a stand of natural bush and is equipped with impressive sustainability features. Two sheds, including a powered brick and steel shed, provide ample storage space, while a two-car carport offers convenient parking options.

With five dams/soaks, two rainwater tanks, and two reticulation tanks, water supply is never a concern. Explore the various outlying coops and henhouses, sheep handling yards, and a house orchard filled with Cherry, Lime, Pomegranate, Apricot, Plum, and Finger Lime trees. For those with a green thumb, a four-bay netted Vegie patch awaits, along with a small mixed Avocado orchard.

\*\*\*\*Call Jay Standley to register your interest on 0400 074 447\*\*\*\*

### Features:

22.09 Acres

Built in 1984

2/3 Bedrooms and 1 Bathrooms

Built in wood heater to lounge

4 x Reverse Cycle Air Conditioning units

Various outlying coops and henhouses

Sheep handling yards

Orchard with Cherry, Lime, Pomegranate, Apricot, Plum and Finger Lime

Small mixed Avocado (predominantly Haas) orchard

Four bay netted Vegie patch

5 x Dams / Soaks

Winter creek

10.56Kw Solar Battery system

18KVA Single phase generator

2 x Rain Water Tanks 1 x 105,000ltr Steel & 1 x 60,000ltr Concrete

2 x 25k litre reticulation tanks

2 x 2.4kw pumps irrigation/ reticulation

0.7kw house pump

11.8m x 7.8m Powered shed

7.6m x 15.1m unpowered shed

7.7m x 7.8m Self-contained granny flat with verandah

### Nearby:

6.8km Waroona Dam

7.7km Waroona Primary School

7.7km Waroona District High School

7.7km Waroona Recreation Centre  
7.9km to Town Centre  
8.4km to Agricultural Showgrounds

Shire Rates: \$1378.00

Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Barr and Standley Pty Ltd ABN 55 651 170 731