

# Cottage 11 Nyamup Road ( Dingup ), Manjimup, WA 6258



## House For Sale

Monday, 29 January 2024

Cottage 11 Nyamup Road ( Dingup ), Manjimup, WA 6258

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 138 m2

Type: House



Colin Wallbank  
0897760000



Lily GibbsHughes  
0447552684

## Open Negotiation

Dreamed of a weekend or extended break in the countryside? Your dreams can come true in this cute cozy cottage. Presented fully furnished in a hassle-free walk-in, walk-out manner (as depicted in the photos), it leaves you with little more to bring than your bags. Everything will stay, except for a few personal items. Nestled in the picturesque Southwest of Western Australia, approximately 23 kilometres from Manjimup and 50 kilometres from Pemberton, you'll discover the charming retreat of Nyamup. This serene hamlet was once a bustling timber town, its heartbeat centred around an old sawmill. Today, it stands as a peaceful escape from busy city life, offering a gentler pace where the chorus of birdsong serenades your senses and kangaroos and emus leisurely saunter by. It's an idyllic, cost-effective destination for family getaways in our magnificent Southwest. This quaint property boasts a range of features, including an updated kitchen, rustic hardwood floors throughout, an updated bathroom, lockable garage/shed and a large fenced off yard. This cottage, built many years ago for timber mill workers, exudes character in every room. It offers two bedrooms plus a sleepout that serves as a third bedroom. You'll be captivated by the polished hardwood floors and the welcoming front deck and the perfect back alfresco area for the keen entertainer, the perfect spot to relax and relish the natural beauty of our Southern Forests. Nestled in the heart of Nyamup just minutes from the river, it's an ideal spot for unwinding. Property features include: \*Fully furnished\*Hardwood floors\*Updated kitchen & bathroom\*Built-in wood fireplace\*Fenced off alfresco area\*Lockable garage Want more? The cottage is primed for short-term rentals, providing you with an opportunity to see returns on your investment or enjoy it just for your personal use. The sellers have only used the cottage for family and friends, but you could rent out the choice is yours!The property is zoned as a 'Tourism Enterprise,' allowing you to stay for up to three months in a 12-month period. While you're away, you can opt to lease it out through the onsite caretakers or the Nyamup Holiday Website. These cottages are all strata-titled, and the fees are minimal, covering building insurance and ground maintenance. You can relax as soon as you arrive in Nyamup, free from the worry of tending to gardens and mowing lawns. With the caretaker on-site, your investment remains secure when you're not there. Nature enthusiasts will find themselves at home with bushwalking, fishing, trails, and other outdoor activities in this enchanting environment. The online auction, featuring flexible terms for qualified buyers, is underway. Be sure to place your bid promptly, as the property can be sold at any time. Bid with confidence, knowing exactly where your offer needs to be, and don't hesitate to make a strong bid. Auction Conditions:- Open Negotiation- All bidders must have their bidding terms registered and approved by the Seller- The property can sell at any time, so make your bid promptly- Price guide: The last cottages to sell were Cottage 24, which sold for \$192k December 2023 and Cottage 15 that sold for \$177k November 2023. This may be an exceptionally affordable opportunity to secure your very own piece of our splendid Southwest. We advise against delaying your visit, as properties have historically sold within weeks of being listed. In fact, the last one sold in a matter of days. So, why wait? Hop in the car or enjoy an online virtual tour today.