

Cottage 12 Nyamup Road (Dingup), Manjimup, WA 6258



House For Sale

Thursday, 28 March 2024

Cottage 12 Nyamup Road (Dingup), Manjimup, WA 6258

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 146 m2

Type: House



Colin Wallbank
0897760000



Lily GibbsHughes
0447552684

Online Auction

If only houses could talk this one would sing praises to the owner. This timber mill workers cottage exudes character in every room as soon as you walk thru the front door you are greeted by country cottage charm. It offers two great sized bedrooms and you'll be captivated by the polished hardwood floors and the welcoming front verandah 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 to unwind. Have you 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 bustling 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 backyard. Property features include: *Fully furnished* Updated kitchen & bathroom *Built-in feature wood fireplace* Fenced off back yard area *Lockable garage/shed* Freshly painted throughout *Beautifully polished hardwood floors* Split A/C *Bonus outside storage room/laundry *Feature stove in kitchen *Large paved alfresco area *Outside firepit setting

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 on a short term basis. 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- Final bidding stage - Price guide: The last cottages to sell were Cottage 11, that sold for \$160k February 2024 and Cottage 24, which sold for \$192k December 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 recently sold within weeks of being listed. Hop in the car or enjoy an online virtual tour today.

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.