

Cottage 24 Nyamup Road (Dingup), Manjimup, WA 6258



House For Sale

Tuesday, 14 November 2023

Cottage 24 Nyamup Road (Dingup), Manjimup, WA 6258

Bedrooms: 3

Bathrooms: 1

Type: House



Colin Wallbank
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Lily GibbsHughes
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Open Negotiation

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 cantered 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. Note re Inspections.

Unfortunately due to the cottage being rented out we are unable to carry out our first open for inspection until Saturday 25 November. However we can conduct private viewings during the week so please call or email to make an appointment. Dreamed of a weekend or extended break in the countryside? Your dreams can come true in this 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 must go, except for a few personal items. This quaint property boasts a range of features, including a charming original kitchen, rustic hardwood floors throughout, an updated bathroom and the allure of seclusion. This cottage, built many years ago for timber mill workers, exudes character in every room. It offers two bedrooms and a sleepout that serves as a third bedroom. You'll be captivated by the polished hardwood floors and the welcoming front deck, the perfect spot to relax and relish the natural beauty of our Southern Forests. Nestled in a private location just minutes from the river, it's an ideal spot for unwinding. Property features include: *Beautiful original meters oven in kitchen*Fully furnished*Hardwood floors*Updated Bathroom*Open wood fireplace*Private location

What's more, the cottage is primed for short-term rentals, providing you with an opportunity to see returns on your investment or enjoy it for personal use. The sellers inform us that the cottage has been consistently rented out on weekends and during school holidays. The property is designated 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 3, which sold for \$192k September and Cottage 15 that sold for \$177k November 2023. This may be an exceptionally affordable opportunity to secure your own piece of our splendid South West. We advise against delaying your visit, as properties have historically sold within weeks of being listed. So, why wait? 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.