

Lot 2 Lawrence Rd, Waterbank, WA 6725

CVUE

Sold Acreage

Saturday, 18 November 2023

Lot 2 Lawrence Rd, Waterbank, WA 6725

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 2 m2

Type: Acreage



Honor Borg
0411782510

\$1,750,000

Welcome to Frog Hollow, 5 acres of well-established and easy to maintain land with 2 homesteads, 91sqm workshop with 53sqm lean to, generator shed and filleting station. With direct access to the beach for swimming, beach fishing, mud crabbing to sunset drinks and exploring the marine life trapped in the reef as it is exposed by the tides, this homestead provides an array of lifestyle opportunities. As you drive into the property and the panoramic view of the ocean horizon appears, the overwhelming feeling you get is one of tranquility and a true sense of remoteness. You could be anywhere. With a short 20 minute drive into town, on full bitumen roads, this location is ideal for families to occupy the block full time, or use as a holiday home to escape to. Frog Hollow is unique to any of the properties in Waterbank, or as the locals call it Coconut Wells. It is the closest, most easily accessible dwelling to the beach, being a short stroll through cleared tracks. Frog Hollow residence was constructed in the early 1980's, for the daughter of Waterbank Station owners, Roy and Merle Higgins. Waterbank Station consisted of nearly 600,000 acres of land going all the way from Willie Creek towards Broome. In 1996, the pastoral lease was bought back by the state government and two five acre blocks were created around the existing homestead and the daughter's house. The bungalow was built at a later date. Bought by Colin and Jackie in 2009, they improved the property with new insulation, carports, paving around the verandas and a 91sqm workshop with 53sqm lean to. There are a total of 8 air conditioners across both properties, 6 of which have been installed in the last two years. The fully engineered cyclone-rated workshop has enough room to house boats, quad bikes and tractors. It has 49 Bosch, German made solar panels on the roof, for a 12kw system with 24 German made maintenance free battery bank, allowing more than enough power to supply both homes, completely off grid. The workshop is fully galvanised and sheeted with colour-bond suitable for use one kilometre from the ocean and it even has its own bathroom and toilet. Included in the sale is the 50hP Kubota front end loader with a 1.5m slasher attachment for the rear and a ride on Rover lawn mower that's only 2 years old. In 2018 they also installed a brand new fully automated back-up generator as a redundancy. Another improvement was the upgrade to the entry road to an all-season trafficable road with side drainage capable of dealing with excess rains during the wet season. The main house consists of 3 great size bedrooms, ensuite to main, study, 2 living areas and a beautiful verandah to watch the magical sunsets. The bungalow has 2 bedrooms, modern bathroom, open plan kitchen, lounge and dining, double carport and a beautiful private backyard. The bungalow is currently tenanted but can be available for vacant possession if required. The block maintenance is minimised with the use of a tractor to slash the paddock grass and a ride on mower to use on the lawn around the house and bungalow. With a 5km walk to Willie's Creek, or a 10km drive along to Cable Beach, this amazing property will be the perfect getaway location or coastal lifestyle change. The gardens are a delight with an array of birdlife inhabiting them, lizards and beautiful vibrant green tree frogs, for which the property was named. And let's not forget the 5 mature mango trees, which produces over 400 delicious mango's every year. Frog Hollow has been well cared for and awaits its new owner to make it their own. Call Honor today to find out more. Local Schools: Broome North Primary School - 11.8km Broome Senior High School - 23.5km Council/Shire Rates: \$2730pa

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