

**151 Pump Hill Road, Channybearup, WA, 6260**



**Rural For Sale**

Wednesday, 14 August 2024

151 Pump Hill Road, Channybearup, WA, 6260

Type: Rural



Colin Wallbank  
0897760000

## Escape to your dream lifestyle!

Escape to your own piece of paradise! Nestled on an expansive 68 acres, this exceptional rammed earth home offers the perfect blend of comfort and natural beauty. Enjoy spacious living with ample room for family while you experience energy efficiency and timeless design in your rammed earth home.

Property Features;

- \*3 Bedroom & 2 Bathrooms
- \*Wrap around verandah
- \*Open plan living
- \*Wood fireplace
- \*1 small dam
- \*1 large dam with a pump up to a rainwater tank
- \*x3 130,000L rain water tanks
- \*Fully fenced 68 acre block
- \*Two powered workshops and shed

With beautiful features throughout, this house is sure to captivate your heart. The natural cream-colored rammed earth walls exude warmth and elegance, while the stunning natural wood accents and adds a touch of rustic charm. Enjoy an abundance of natural light through the double-glazed windows, ensuring comfort and energy efficiency year-round.

The kitchen is a standout itself, featuring native botanical metal handles that beautifully complement the overall design, creating a unique and inviting space for cooking and entertaining, with a feature green stove.

This property offers the ultimate rural lifestyle while being conveniently close to town. Embrace the peaceful surroundings, outdoor activities, and the freedom to create your dream homestead all while only being 3km away from the town centre.

Breathtaking paddock views and a serene creek line with 2 dams provide a tranquil backdrop. Ideal for gardening and farming enthusiasts, allowing for a variety of agricultural possibilities with rich karri loam soils. Plenty of storage and workspace with 2 large powered workshops on the property.

Don't miss this rare opportunity to own a slice of Pemberton's beautiful countryside now open for auction bids through Openn Negotiation. Here are the auction conditions to consider. Be quick as you don't want to miss out!

Auction Type: Openn Negotiation (online)

\*Bidding Terms: All bidders must register and secure approval from the Seller.

\*Flexible Bidding: Terms can accommodate financing needs.

\*Final Bidding Stage (FBS): Scheduled for Friday 13th September @ 1pm (Please note: Timing can change or the property can be sold prior to this date, so don't delay).

\*Not sure how it works, just send us an online enquiry from here and we can explain this simple and transparent method of sale.

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.