

341 Piggott Road, Collins, WA, 6260

Rural For Sale

Tuesday, 3 September 2024

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Bedrooms: 3

Bathrooms: 2

Type: Rural



Richard Caldwell

Marron Paradise - South West Retreat....

Marron Paradise
341 Piggott Road, (Collins)
Pemberton, 6260 W.A

Welcome to Marron Paradise-a truly unique property where you can enjoy the luxury of no electricity or water bills. This enchanting property is situated at the end of a rarely used no-through road, that the scenic Munda Biddi Bike Trail crosses.

The route passes through green pastureland and magnificent forests of Karri, Marri, and pockets of Jarrah trees. As you approach the property, you'll find pastureland on one side and forest on the other, with the property bordered by a nature reserve forest on the roadside, the Warren River at the rear, and farming pasture on the other sides.

The farming pasture is a vision splendour of green hills and forests, often populated by Angus cattle grazing, Emus strutting through the paddocks, and Kangaroos bounding about.

This gorgeous property features its very own private jetty for year-round Marron fishing, complete with a rowboat for accessing deeper waters. Overlooking a stunning spring-fed freshwater dam that never runs dry, fed by neighbouring creeks, then flowing down to the Warren River, the property offers excellent fishing opportunities for Marron, Rainbow Trout, and Redfin Perch, with the river easily accessible walking through the forrest on your property or by 4WD and running along the eastern border of the property down to the ocean at Yeagarup beach.

In winter, the soothing sound of a waterfall can be heard from the dam which is also used for irrigation on the property, with potential for expansion.

Such a picturesque setting on 5.5 hectares of land. The property comprises three buildings:

The buildings are constructed from handcrafted mud brick and bush poles, featuring exposed blackbutt rafters sourced from the property and a timber ceiling. The kitchen includes a Jarrah slab benchtop and shelving, complemented by a Italian Design Emilia 5 burner Gas Stove Top and Oven, and a Maxi Heat wood fire heater.

The Main Home (Honeymoon Suite):

- Constructed from handcrafted mud brick and bush poles, this one-room home features breathtaking views from every window.
- Fully furnished with a kitchen, fridge, dining table, chairs, TV, DVD player, wardrobes, two sofa chairs, and a kitchen display cabinet.
- Both the Honeymoon Suite and the separate bathroom are equipped with a Bosch 6-star instantaneous gas hot water system and an off-grid 3 kW solar system.

Limestone Building - Wet Room:

- Gorgeous limestone and recycled brick stand-alone bathroom or wet room including a shower, basin, toilet, laundry facilities, washing machine, bathroom furniture, and mirrors.

Third building: 2 Storey:

- Although not approved as a dwelling, it has potential and is currently used as an upstairs yoga retreat.

- The upper level features two single beds and offers stunning views, while the downstairs area includes a lounge, dining area, kitchen, and bedrooms.

- The Third Building is powered by the 3 kW Solar System and comes fully furnished.

The property boasts breathtaking views through all windows, showcasing the pasture hill bordered by forest, a small pine plantation on the horizon, and unlimited views of the creek and dam. Outside the front door of the main house, you'll find a large mud brick and timber slab bar, along with a verandah that wraps around the house with bush poles and exposed timber rafters.

Additional features of Marron Paradise include:

- Free honey from your own registered Flow Hive, with harvests of honey approximately 10 to 12 kilos 2 to 3 times a year.

- Five small, fully organic vegetable garden beds for year-round produce, including winter soups, stir-fry vegetables, and summer salads.

- A mini orchard with lemon trees, a macadamia nut tree, citrus, figs, apple trees, white sapotes, olive trees, and a peach tree.

- All buildings and outdoor areas come fully furnished, including indoor and outdoor furniture, a rowboat, and a Husqvarna ride-on lawnmower.

- On the verandah is the Main Switch Room, housing an off-grid power system with 12 x 2-volt lead acid gel batteries (24 volts) and a 3 kW system charged by 14 solar panels, ensuring no power bills. An 86,000-litre rainwater tank, plus two 4,500-litre tanks, supply house water, so there are no water bills.

At the top of the block, next to the rainwater tank, is a large open Shed with available power, adding to the property's functionality.

Daily life at Marron Paradise begins with beautiful sunrises over the dam and forests, accompanied by the natural sounds of laughing Kookaburras, chirping Willy Wagtails, and harmonious Magpies. In spring, the garden is brightened by little Blue singing Wrens, Red-breasted Scarlet Robins, Red Tailed Black Cockatoos, Carnabys, Black Swans, Water hens, and the occasional Ducks or Heron might be seen around the creek and dam. Awe-inspiring Wedge-tailed Eagles glide over the rivers, dam, and creeks, with trails through the forest leading all the way down to the Warren River.

The property offers endless opportunities for income and enjoyment in a peaceful, private paradise with breathtaking views from every window. Experience sunrises over your Marron Dam and Sunsets over the forests. Located just 18.6 km from Pemberton, you'll be close to cafés, restaurants, wineries, and the Award-Winning Pemberton Discovery Tours.

Welcome to Marron Paradise!

Call Rich for details 0413 984 815

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