

Nanga Brook Road, Waroona, WA, 6215



Rural For Sale

Sunday, 8 September 2024

Nanga Brook Road, Waroona, WA, 6215

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Rural

LYNTONVALE - Sunrises, Sunsets & Seclusion

Why You'll Love It

LYNTONVALE is a lifestyle property spanning 67 hectares (167 acres), located just 3 kilometers east of the Waroona townsite and only 1hr and 15 mins south of Perth. Perched high on the Darling Scarp, it offers breathtaking panoramic views of the coastal plain and Peel Inlet. The landscape is undulating, and parkland cleared, featuring remnant stands of Marri, Wandoo, and Jarrah trees. A brook and a perennial creek run through the property, complemented by a substantial dam. The area is a haven for bird enthusiasts, with abundant white- and red-tailed forest cockatoos, magpies, robin red-breasts, and blue wrens. The property also includes a well-established orchard with citrus, olive, stone-fruit, and mulberry trees, all irrigated by water from the adjacent dam.

The Home

The home is a passive solar-designed, rammed earth residence of approximately 230 square meters, consisting of three pavilions and a 2-car garage. The home features 4 bedrooms and 2 bathrooms, with the main living pavilion offering in-slab underfloor electric heating. Grid electricity is supplemented by a 3kW solar power system.

The Estate

- 182,000 litres of rainwater storage
- 90,000 litres of creek water storage
- Large shed with an enclosed workshop
- Timber post & rail cattle yards with loading ramp

Nearby Attractions

- Waterskiing on Lake Navarino
- Drakesbrook dam trout fishing
- Nanga Tree Tops rope course
- Dwellingup mountain bike trails
- Bibbulmun walking track
- Munda Bidli cycling trail
- Preston Beach

For more information, please contact Nick Wallace or John Garland (Snr) at Garland International.