



Wellington Mill, 74 Japonica View

Price Reduced! Make the Panoramic Valley Views Yours!

Nestled amidst the serene beauty of the Ferguson Valley countryside, this remarkable 13.7-acre property offers an idyllic rural lifestyle with breathtaking valley views, with a great foundation, screaming out for someone to add their finishing touches. Situated alongside the enchanting Gnomesville, a beloved tourist destination, there are potentially numerous tourism opportunities to be taken advantage of.

Improved with a two-level residence, ideally positioned to capture the panoramic valley views which truly have to be viewed to be appreciated. Attached to the rear is a large workshop with sliding door access. The residence is approved for 2 bedrooms and 2 bathrooms, spread across two levels. It presents a wonderful opportunity for someone to finish the construction and relish the serene ambiance of native wildlife gracing the property.

All the hard work has already been done including extensive retaining works, rainwater



LAND 5.55 ha

For Sale
\$950,000

Contact
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LJ Hooker Property South West WA
(08) 9791 6880

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

tank, septics, plumbing and electricity run-in all in place.

Key features include:

- Awe-Inspiring Valley Views: As you stand on this property, you'll be captivated by the panoramic views of rolling hills and a picturesque valley. Watch the sunsets paint the sky with a symphony of colours from your own private vantage point.
- Expansive Acreage: With 13.7 acres of land at your disposal, you have ample room to let your imagination run wild. Whether you dream of creating a hobby farm, or crafting a serene retreat, the possibilities are endless.
- Several dams providing ample water resource
- Gnomesville Adjacency: Become a part of the whimsical charm of Gnomesville, a renowned tourist attraction where thousands of gnomes have found their home, come and explore this enchanting world which is hidden away from view of the main residence.
- Tourism Potential: Given its proximity to Gnomesville, this property presents an attractive investment opportunity, whether you choose to capitalize on its tourism potential or simply enjoy the unique surroundings.

Don't miss this rare opportunity to secure your slice of rural paradise. Whether you're seeking a serene retreat, a blank canvas for your creative vision, or an investment with a touch of magic, this property has it all. Embrace the rural lifestyle you've always dreamed of, where valley views and whimsical gnomes unite to create an extraordinary living experience.

Arrange your viewing with Simon Bushell on 0411 929 198 today and step into a world of endless possibilities!

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

More About this Property

Property ID	14NZHND
Property Type	Other
Land Area	5.55 ha

Simon Bushell 0411 929 198

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