



120 Challis Road, **Augusta**

8  4 

**RARE FIND - Absolute Riverfront - 104 acres and 2 homes**

An Exclusive Offering overlooking the mighty Blackwood River 5 minutes from Augusta and only 30 minutes to Margaret River.

As you turn onto Challis Road from the main highway and drive the short 1.5 kilometres to the property you cannot begin to imagine what awaits you. Even when you turn into the gate which displays the name of the property - "Blackstump" - and you rattle over the cattle stop (made from borrowed railway line so local legend has it!), even then you don't really appreciate what you have.

But when you drive into the main yard; then you start to get the picture. Then you see the quaint cottage on the banks of the river. You see your private jetty and landing pushing out into North Bay (the best part of the river!). And as you walk around the cottage you see the protected back porch where you can spend your days watching the pristine river as it changes through its many moods.

If you care to walk around the property you will find spring fed dams, rainwater tanks, good fencing and undercover parking for four cars (or boats, trailers etc). You will also find a second home of 4 bedrooms and two bathrooms with loads of living space.

As you live right on the river you may want to fish - the Blackwood River is known for its fishing - well talk to the old timers and they will help you discover the prime fishing spots.

Truly a rare find - a large acreage with river frontage close to town.

This property has a frontage to the river reserve of 660 metres and is one of the best in the region and deserves your attention.

**\$2,100,000**

ID# 31661110062



**Augusta Office**  
08 9758 1667