



764 Brockman Highway, Karridale

3  2  6 

### A Rare Find

This is a rare find indeed! A Priority Agriculture rural zoned 2ha (5ac) property close to the Karridale townsite on an arterial tourism road. The property is well developed with a lovely country style home, a big shed as well as a large building that has previously been used as a tourism outlet. With some adaptation the building could become an artist studio, self-contained accommodation or a direct outlet for a cottage industry.

The tourism outlet, which is completely separate from the home, has a kitchen, a workroom, a servery, a large reception area, toilets and a private grassed area for people to mingle. This building also has its own 100,000 litre rainwater tank (the water is filtered twice before being used) plus is connected to the property bore for non-drinking water.

Simply stating the home has three bedrooms and two bathrooms is a bit misleading. For example, the home can, by the closing of one door, be divided into two separate habitable spaces, which would suit many families for a range of reasons.

The home has been renovated by the current owners and is now a welcoming country style dwelling. I would not do justice to the home by attempting to describe every aspect of it, so please come and inspect the property yourself. You won't be disappointed.

The kitchen, the living room (with one wall of glass for the rural view) and the back veranda are features that you need to see to appreciate. In a similar way, the master bedroom suite should be viewed. With a dressing area, a bed area, a sitting area and an ensuite bathroom, this is not ordinary.

The current owners have run the property using sustainable organic principles as much as possible and to that end they have their own vegetables, chickens and bees on the property. The home is warmed by a wood heater and the hot water system is an efficient heat pump system. Water is supplied from rainwater catchment and an electric bore. There is a large shed out the back (size is hard but would probably fit 6 cars) with a lockable workshop and tool storage area.

This is an excellent small rural property that has been well developed and has the potential to provide an income from the property. The property is attractive and has a charming atmosphere leaving no doubt this is a happy family home.

**\$620,000**

ID# 3166110065



**John Stott**  
0418 105 895