



13446 Bussell Highway, **Deepdene**

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### MORTGAGEE IN POSSESSION

This is a rare property in the Augusta area! The property is 19.6ha (48 acres) in area, is situated only 5km from the Augusta townsite and is priced to sell!

The entire property, apart from approx. 1ha cleared around the house and shed, is beautiful karri bushland with two winter creeks joining on the property. Birds and wildlife abound.

The home is a of timber frame construction with colourbond cladding and colourbond roof. The interior of the home is neat and tidy with gyproc walls and ceiling all in good condition. The floors are polished jarrah throughout the home.

The accommodation is four bedrooms, all of a good size, a big open kitchen/living area and one bathroom and toilet. The living area has big floor to ceiling windows on the west side which allows light and warmth to penetrate the home in the winter. The kitchen has rustic jarrah and steel cabinets with solid jarrah bench tops. An enclosed wood fire is located in this area for winter warmth.

Outside is a 10m x 5m (approx.) lock up shed with concrete floor throughout and electric power connected. There is also a 5m x 5m (approx.) lean to roof on the east side of the shed. Water is from a fibreglass rainwater tank plus a dam.

This property is in need of some maintenance although the basic structures are a good place to begin. The property offers very good privacy with no visible neighbours.

If you like to live in a quiet natural environment, you need to view this property.

**\$529,000**

ID# 3166110066



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