



## 136 Whitehurst-Tetlow Road, EAST NABAWA, WA 6532

PREMIER PROPERTY OVERLOOKING THE CHAPMAN VALLEY

**76.00 hectares, 187.80 acres**

Rarely does a property with so many features come to the marketplace.

Located on Whitehurst-Tetlow Road, just 5 kilometres north of Nabawa, is this rare combination of a stylish country homestead, stunning views over the Chapman Valley and fertile land.

The property comprises of 2 freehold titles of 76.63 hectares (189 acres) of highly fertile Chapman Valley medium sandy red loams, of which 57.4 hectares (135 acres) are arable. The landscape is gently undulating and a creek runs through the south eastern corner of the property, with pleasant shade provided by River Gums. Contour banks ensure water stays in the landscape.

No stone has been left unturned in the design and construction of the many features added to this special offering. Everything has been done to the highest standards and is a testament to the time, love and effort the owners have put into the property.

The outlook from the homestead is stunning, with views up and down the scenic Chapman Valley. Straddling the best outlook on the block, the homestead blends into the scenery. A classic rammed earth home, constructed in 2002, has three large

**TYPE:** Sold

**INTERNET ID:** 300P129068

**SALE DETAILS**

[Offers to Purchase](#)

**CONTACT DETAILS**

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**Courtney Keeffe**  
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bedrooms (master with ensuite), family bathroom, a paddock shower in the laundry and a spacious study. A large studio could also be used as a fourth bedroom. A well-designed kitchen has jarrah fittings throughout takes in the views. Adjoining this is a large living and dining area, also featuring custom jarrah furniture. Reverse cycle air-conditioning cools the master bedroom and kitchen and living area. The building has been repainted internally and externally, with new carpets installed. All works have recently been completed.

A wide verandah surrounds the homestead, being a great spot to sit and take it all in from. A two-car garage connects to a spacious courtyard and garden shed, which are built into the hillside. Fully reticulated gardens enhance the delightful location of the homestead.

A fully enclosed shed measuring 15m by 36m by 5.5m is yet another feature of this exceptional property. It has sliding doors allowing drive through access. A 12m by 15m concrete bay with power connected is well suited to use as a workshop.

Solar power (5kva system) is generated from the shed roof, feeding back into the grid. A back up diesel generator (8kva) ensures a reliable electricity supply in times of outages.

The main source of water to the homestead is supplied from a solar submersible pump on adjoining land, with a water easement to the property. Additional water for the homestead is provided by an electric bore. Water storage is huge, with two 136,000 litre tanks holding rainwater as well as another underground holding 24,000 litres. A 52,000 litre rainwater tank catching from the roof supplies the shed and homestead. A 148,000 litre tank stores bore water for the homestead and gardens. Water can be interchanged or blended.

Elders Real Estate Geraldton are inviting Offers to Purchase 136 Whitehurst-Tetlow Road, EAST NABAWA. Last offers are to be submitted by 4pm Friday the 22nd September 2023. The vendors reserve the right to accept any offer prior to the closing date.

To make an appointment to view this delightful property contact the exclusive selling agent, Courtney Keeffe on 0429 625 007. You will not be disappointed.

- Land Area 76 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2







