



## 7 Hanover Place, MOUNT CLARENCE, WA 6330

### Simple Living - Stunning Bush Setting with Incredible Views

Simple living is sometimes the best living, and this stunning bush setting with incredible views and a sensational central location offers some of the best simple living there is, at an insanely affordable price.

Located only a few minutes walk to the centre of town, this glorious property provides easy access to bars, eateries, businesses, and amenities of thriving Albany. The stunning bush surround is a glorious natural setting where you feel like you live amongst the treetops, soaking up the calm and relaxed atmosphere. Set high on Mount Clarence, the property takes in stunning views from across historical Albany to Princes Royal Harbour and the wind farm in the south, across imposing Mount Melville, to the magical Porongurup Range to the north. This is an amazing spot where you can sit and enjoy, and soak up some of the best nature has to offer.

The home itself is very compact, and is constructed to an excellent standard offering extremely comfortable, sophisticated living. Think custom cabinetry, stone benchtops, and blackbutt floors, and clever design making simple spaces both practical and elegant. You will feel surrounded by quality, while full insulation, European double glazing, and ducted air-conditioning mean you will always be comfortable. Outside, a supreme deck is perched amongst the treetops and is an epic location to truly enjoy the stunning setting and brilliant outlook on offer, be it day or night.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P191653

#### SALE DETAILS

**Offers above \$600,000**

#### CONTACT DETAILS

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Blair Scott**  
0459 024 026

Elsewhere on the property, the current owners have built a shed approximately 6m by 10m, however this does need to go through the building certification process.

- Stunning setting high on Mount Clarence amongst native bush & live amongst the treetops
- Incredible outlook taking in Princess Royal Harbour, Central Albany, Mount Melville, Porongurups, and more
- Fabulous central location only minutes to bars and eateries of town
- Large 898sqm lot zoned residential R30 & technically subdivisible
- High-spec home offers simple living at its best
- Double/queen-size bedroom, with custom built-in storage
- Ensuite & WC, walk-in shower, vanity with stone benchtop, washing machine
- Kitchen features stone benchtop, electric cooktop and oven, built-in dishwasher
- Open-plan dining and lounge with sliding doors to front and rear decks
- Incredible front deck with aluminum louvres, inspirational setting and views, what a place to unwind
- Fully insulated and double glazed with E-glass, Stiebel-Eltron instant electric HWS, ducted air-conditioning, blackbutt flooring
- Approximately 6m by 10m shed requires building certification

Whether you are looking for simple living, a weekend getaway, central investment, or somewhere to be creative, this unique offering will pique your interest. Properties offering this standard of living at this price point are extremely hard to find, let alone with this setting, with such amazing views, and in such a tremendous location. For your private inspection or more information please contact Blair Scott on 0459 024 026.

Other features: Area Views, City Views, Close to Shops, Water Views

- Land Area 898.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Ensuite
- Floorboards













