



## 456 Takenup Road, NAPIER, WA 6330

### Your Private Southern Sanctuary

Whether slaving away in your high-rise city office, living in a sprawling city suburb or constantly on the go and dreaming of a lifestyle away from it all, this picturesque southern farmlet delivers.

Spread across 35.1-hectares (86.7acres), with about 10-percent natural bush, it offers total tranquillity and solitude, and river access, rugged mountain vistas and gently undulating country views as far as the eyes can see.

Only 30-kilometres from downtown Albany, this sanctuary offers the perfect compromise between city and rural living.

Aside from the well-designed, spacious and quality renovated family home, there are other strategic aspects that make this farmlet so enticing and workable.

You will enjoy an instant supplementary income from cattle currently agisted on the property, and their owner is happy to continue with this arrangement.

**TYPE:** For Sale

**INTERNET ID:** 300P192335

### SALE DETAILS

**Offers above  
\$1,700,000**

### CONTACT DETAILS

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

**Tommie Watts**  
0476 514 921

The quality fenced property is divided into four paddocks also suited to horses and sheep, and provides good grazing and hay crops.

Water wise, a natural drainage system attracts run off to the massive dam, which has never run dry. The level is still high even now.

There are also three large water tanks plus stockyards and stock access lanes, and paddock water troughs.

Other key infrastructure includes a four-bay machinery shed and a high-span 12mx8m powered workshop. There is even a cute cubby for the kids and plenty of free wood for the home's tile fire.

Enjoying a view-wrapped, elevated aspect, the fabulous renovated family home also harnesses stunning sunrises.

Birdlife is prolific and fruit trees abound in the house site vicinity.

Chill on the verandahs or embrace views from key areas of the home including the inviting dining area and the upscale kitchen, with outstanding storage options, great benchspace and high-end appliances.

Relax in the vast semi-open, deck access lounge near the upscale master suite, with walk-thru robe to the stylish ensuite.

The deck is linked to a superb family room or studio.

The remaining zones in the home reveal mod family bedrooms, wet areas and storage.

An exceptional lifestyle ready to takeover.

Main points:

- Spacious renovated family home on scenic 31.5ha farmlet
- River frontage, range views & only 30kms from Albany
- Natural bush & a dam, 3xr/w/t & quality grazing & fencing
- Machinery shed, workshop, cubby & fruit trees near home
- Instant supplementary income from existing cattle agisting
- Superior home, with spacious dining & kitchen & a woodfire
- Superb deck access lounge & family room/studio
- Master walk-thru robe & stylish ensuite
- Mod family bedrooms, storage & wet areas

Other features: Area Views

- Land Area 35.1 hectares

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.

- Bedrooms: 4
- Bathrooms: 2
- 4 car garage









