



## 45 Mira Flores Avenue, PORONGURUP, WA 6324

### Bushland Escape at the Foot of the Porongurups

Set in a peaceful pocket of native bushland at the foothills of the Porongurup Ranges, near Nancy's Peak and Devil's Slide, this 4.85ha property is all about slowing things down and soaking up the surroundings. From the moment you arrive, you're immersed in a natural landscape of established eucalypts, grass trees and seasonal wildflowers, with birdsong and privacy creating a true sense of escape.

Built in 2007 by WA Country Builders, the Colorbond home has been designed with solar-passive principles, making it light, comfortable and in tune with its environment. The open-plan living and dining area is warm and inviting, complete with a wood fire and large windows that frame the bushland outlook from every angle. The kitchen is practical and well set up with good storage, gas cooking and an under-bench oven.

The layout is simple and functional, with a king-sized master bedroom featuring glass doors opening to the outdoors, a walk-in robe and private ensuite. The second bedroom is positioned nearby, along with a second bathroom, separate toilet and laundry, making it ideal for guests or short stays.

Outside, the home continues to shine with a paved carport that easily doubles as a sheltered outdoor entertaining space, a substantial 92,000L rainwater tank, and both

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:** 300P195400

#### SALE DETAILS

Offers above \$799,000

#### CONTACT DETAILS

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

**Neels Delport**  
0450 451 401

solar hot water and instant gas HWS in place.

Positioned just minutes from Porongurup National Park, well-known wineries and some of the region's best walking trails-including Nancy's Peak and Devil's Slide-this property offers a lifestyle that feels a world away, yet remains conveniently located between Mt Barker and Albany, easily accessible to Chester Pass road and Albany Highway.

Whether you're chasing a private weekender, a downsizer with space, or a short-stay opportunity in a tightly held tourism pocket, this one fits the brief beautifully.

For your personal viewing please contact Neels Delport 0450 451 401

Other features: Area Views, Bush Retreat, Window Treatments

- Bedrooms: 2
- Bathrooms: 2
- Single carport





