

**Lot 116 Crofts Rise, Porongurup, WA, 6324**



**Land For Sale**

Monday, 18 November 2024

Lot 116 Crofts Rise, Porongurup, WA, 6324

Type: Land

## Rural Lifestyle Opportunity in Stunning Porongurups

Nestled in a quiet cul-de-sac within the iconic Porongurup region, this stunning 5.52-hectare (13.6-acre) rural residential block offers the perfect balance of open space and natural beauty. With expansive views across to the Stirling Ranges and a picturesque backdrop of the Porongurups. Mostly clear, with open land and some established trees - this property is an ideal setting to bring your vision to life-whether that's building your dream home, space for some animals, or simply creating a peaceful retreat.

The property is well equipped and ready to go, featuring a dam, an approximately 8m X6m shed, 22,700L rainwater tank and power connected. The current bush fire attack level (BAL) assessment report has also been completed and available upon request.

### Features:

- 5.52 hectare (13.6 acres) rural lifestyle block
- Dam
- Approx 8m X 6m shed
- 22,000L rainwater tank
- Power connected
- Fully fenced
- Zoned Rural Residential
- BAL report available
- 25km from Mount Barker, 50km from Albany

The Porongurup region has so much to offer. With the National Park at your doorstep, wineries and distilleries close-by, riding trails and more. Mount Barker is only 25km away and Albany 50km away.

For more information or to schedule a viewing contact Cassie Lamont or Kate Jefferies today.