



56 Ingram Street, North West Cape



LIFE/WORK BALANCE. NOW THIS IS LIVING!

- 3,335sqm of easy access land, plenty of room for trucks, boats, caravans or to kick the footy!
- 240sqm high clearance shed with office, tearoom/kitchen and separate lockable archive room or second office.
- 100sqm, 2 bedroom caretakers cottage with wide sweeping verandahs.
- Massive 14kw solar array on the shed will provide power to shed and caretakers cottage.
- Attractive, well established gardens, easy care yards and chook pen, cool-room, viewing deck and more...
- Less than 10 minutes drive to Exmouth Centre, Walking distance to the beach and right on the doorstep of the Ningaloo Reef.

Here it is people! The absolute best opportunity to secure your perfect lifestyle retreat.

The very comfortable 2 bedroom caretakers home is set to the side of the shed and surrounded by mature native gardens and wide sweeping verandahs. Whilst it is a commercial property, it feels very much like home.

The hub of the property is the large 240sqm, cyclone rated shed which provides safe, secure storage of your favorite holiday toys: boat, caravan, jet ski, ultra-light aircraft

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

 240

Price	\$749,000 to \$789,000
Property Type	commercial
Property ID	1361
Land Area	3,335 m2
Warehouse Area	240 m2

Agent Details

Brendon Nowotny - 0899494400

Office Details

Exmouth
Shop 1 / 2 Ross Street Mall P.O. Box 440
Exmouth WA 6707 Exmouth WA 6707
0899494848

EXMOUTH CAPE
REAL ESTATE
.com.au