



118 CRAMPTON ROAD, BUREKUP, WA 6227

THIS IS IT! IN BUREKUP

12.35 hectares, 30.52 acres

12.35ha/30.8acres

The Henty Brook quietly meanders her way through this delightful small acreage property located within walking distance of the extremely popular and highly sought after locality of Burekup.

A mixture of magnificent river loam, loam to loam over clay soil types will provide opportunities for a number of horticulture or viticulture pursuits, maybe as simple as cattle or horses enabling you to just enjoy the wonderful outlook this unique property provides.

The current dwelling is a 3x1 transportable with out side decking looking over the river flats and the Henty Brook.

You may consider relocating or selling the current dwelling and building your own.

Infrastructure includes:

TYPE: Sold

INTERNET ID: 20328241

SALE DETAILS

\$690,000

CONTACT DETAILS

SDEA Bunbury
13 Stirling Street
Bunbury, WA
08 9721 3533

Don Fry
0418 909 916

20m x 10m Fully lockable GP shed with power and concrete floor

12m x 6m Hay shed

10mx 7m Fully enclosed lockable GP shed with power and concrete floor

4m x 4m Stable

4m x 3m Stable

Quality set of cattle yards with crush, race and ramp

Water:

38 shares of Harvey Water serviced from the Wellington Dam.

Windmill and Pressure pump located in the Brook pump water to the 2 storage tanks providing water to the gardens and troughs located thru the property.

Rainwater tank

Approximately 2.5 ha has been laser levelled and fenced into 5 bays presenting further opportunities for summer pasture.

Fenced into approximately 10 paddocks with some general maintenance required to get the electric fencing back to working order

With the Treendale shopping precinct and central Bunbury all within 15 minutes location is outstanding.

Properties located with river frontage are extremely limited and well sought after..... don't miss this one!

Viewing is by appointment only.

- Land Area 12.35 hectares
- Bedrooms: 3
- Bathrooms: 1

PROPERTY OVERVIEW

Yards	Sheep, Cattle, Other
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HOMESTEAD

Bedrooms	3
Bathrooms	1





