



31541 South Coast Highway, JERRAMUNGUP, WA 6337

'Clearview' - Turnkey Mixed Farming Opportunity in Prime Location

0.12 hectares, 0.30 acres

Presenting an outstanding opportunity to acquire an exceptionally well presented, turnkey mixed farming operation in a prime location along South Coast Highway (National Highway 1). Ideally situated just 16 kilometres from the Jerramungup townsite and 14 kilometres from the Gairdner CBH grain terminal, Clearview offers both convenience and strategic access to key agricultural infrastructure.

The property totals 1,217.87 hectares, with an estimated cropable area of approximately 1,047 hectares.

Residential improvements include a well maintained three bedroom plus study, one bathroom home featuring a generous outdoor area and double garage. The home underwent extensive renovations in 2006 and remains in excellent condition.

Working infrastructure is of a high standard and includes:

TYPE: For Sale

INTERNET ID: 300P164363

SALE DETAILS

Offers To Purchase

CONTACT DETAILS

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

Simon Thomas
0407 380 365

- Near new approximately 18m x 15m high-span machinery shed
- Near new 75 tonne super shed
- General purpose shed, approximately 20m x 9m
- Five stand raised board shearing shed with 850 head undercover capacity
- Sheep yards with a 1,200 head capacity
- Two 2,000 bushel silos

The property has benefited from an extensive refencing program under current ownership and is now divided into 20 well laid out paddocks, all easily accessed via a central laneway. Water security is excellent, with 13 dams, most with catchments, all currently full.

The 2025 cropping program covers 713 hectares planted to a mix of wheat, lupins, oats, canola, and barley, with the balance under grazing pasture. The property has historically operated on a cropping/pasture rotation system.

Clearview's presentation is a credit to its owners and represents a rare expansion opportunity in a tightly held and highly sought after location. An inspection will not disappoint.

For an easily arranged inspection, please contact Simon Thomas on 0407 380 365

- Land Area 1,217.87 square metre
- Bedrooms: 3
- Bathrooms: 1



HOMESTEAD

Bedrooms	3
Bathrooms	1







