



153 Stirling Road, CAPEL, WA 6271

Rare Large Acreage in Prime Coastal Location

An exceptional opportunity to secure a rare 198-acre approx rural property in a highly sought-after pocket of Capel, nestled on the coastal side of the highway. Just minutes from the pristine shores of Peppermint Grove Beach, this prime farmland offers the perfect blend of productivity and lifestyle.

Property Features:

- Highly Productive Land: Currently running approximately 65 -70 breeders across mostly cleared paddocks.
- Quality Fencing: Approximately $\frac{3}{4}$ of the property's fencing is brand new.
- Water Security: Two new bore holes equipped with solar-powered pumps deliver water to new troughs in all seven paddocks for sustainable, efficient operation.
- Off-Grid Power: Enjoy sustainable living with an 8kW solar system providing off-grid power.

The Homestead:

TYPE: For Sale

INTERNET ID: 300P175903

SALE DETAILS

\$2,800,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Scott Summers
0457 777 753

- Spacious 4-Bedroom, 2-Bathroom Residence with breathtaking views over the farmland and winter creek.
- Open-Plan Living & Dining perfect for family gatherings.
- Massive Family Room ideal for relaxation or entertaining.
- Separate Office with serene rural views.
- Large rainwater tank services the homestead

This stunning property presents a rare chance to enjoy the best of country living while being just a short drive from the coast. Whether you're looking to expand your farming operation or secure a tranquil rural retreat, this prime acreage is an opportunity not to be missed.

Features:

- Great size 4 x 2 family home
- Open plan kitchen with rural views
- Separate office
- Good size loungeroom
- Large bedrooms throughout
- Rainwater to house
- Off grid power 8kw
- Approx 75% new fencing
- Fantastic location being only a few minutes from pristine Peppermint Grove Beach
- Various sheds and workshops
- Cattle yards
- Bore water to troughs

For more information or to arrange a private inspection, contact us today!

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (asterisk) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering

into an offer and should not rely on the photos or text in this advertising in making a purchasing decision

Other features: Close to Schools, Close to Shops, Toilet Facilities

- Land Area 197.82 acres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards







