



16 Froome End, LUDLOW, WA 6280

Country Living at Its Finest – Prime Rural Opportunity in WA's South West

Escape to the serene charm of rural life with this exceptional 200-acre approx. property, perfectly positioned in the locality of Ludlow in Western Australia's stunning South West. Whether you're seeking a working farm, space for equestrian pursuits, or a rural retreat, this versatile holding delivers - with the added bonus of being only approximately 15km from the crystal-clear waters of Geographe Bay.

Imagine starting your day with a walk along the beach, then heading home for a morning of farmwork. This is the best of both worlds - coastal living and country life combined.

Key Features:

- Expansive 200 Acres* of prime rural land, with well-established pastures and parkland-cleared areas offering natural shade, shelter, and excellent grazing conditions for livestock or horses.
- 17 Hectares* of Bluegum Plantation, providing a consistent annual income stream.
- Comfortable Country Home featuring 4 bedrooms and 1 bathroom - with air conditioning, wood fire, separate lounge room - perfect as a family home, farm base, or

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P182889

SALE DETAILS

Offers over \$1,800,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Scott Summers

0457 777 753

tranquil weekend getaway.

- Outstanding Infrastructure including an 18 x 9 metre* hay shed, an ex-dairy shed, and well-equipped stock yards for efficient farm operations.

- Fenced and Subdivided Paddocks for optimal livestock management and hay production.

- Highly Convenient Location, with direct access to Bussell Highway and just a short drive to local towns, schools, services - and the beach!

This rare offering combines lifestyle, income potential, and strategic location. Whether you're looking to invest, farm, or simply enjoy the wide open space and natural beauty, this property is must-see.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) 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

- Land Area 81.02 hectares
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 4







