



594 Knight Road, PORONGURUP, WA 6324

Prime Grazing Opportunity in the Scenic Porongurup Region

249.40 hectares, 616.26 acres

Located in the scenic Porongurup region, this impressive grazing property spans approximately 249.39 hectares, with approximately 182 hectares arable.

Positioned just 28 kilometres from Mount Barker and 58 kilometres from Albany, the property enjoys easy access to key regional centres. The area receives an estimated median annual rainfall in the vicinity of 700mm.

The land comprises mostly medium soils, with original vegetation including yate, white gum and redgum.

Well suited for grazing, the property is divided into seven paddocks, with approximately 68 hectares also suitable for cropping. Water security is excellent, supported by four dams and a bore.

Improvements include a three stand shearing shed with steel yards, a large general

TYPE: For Sale

INTERNET ID: 300P184637

SALE DETAILS

\$1,900,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
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Simon Thomas
0407 380 365

purpose shed approximately 30m x 18m with workshop, a smaller serviced GP shed approximately 10m x 12m with toilet, shower and kitchenette and three silos (1 x 2000 bushel and 2 x 2150 bushel).

For buyers seeking a larger holding, there is an option to purchase adjacent 491 Knight Road, offering an additional 405.73 hectares with significantly more land suitable for cropping.

A great opportunity to acquire prime grazing country in a sought after location.

For more information or to arrange an inspection, contact Simon Thomas on 0407 380 365.

- Land Area 249.3951 hectares





