



## Lt 1 & 3 Paterson Road, MONJINGUP, WA 6450

Proudly listed by Keith Ogley and Julie Jackson, Elders Real Estate Esperance

### Scenic Rural Retreat

Whether you're stepping into farming, or expanding your current holdings, discover the vast potential of this property consisting of 91 Hectares in Monjingup. Situated just 6Kms from the outskirts of Esperance with a sealed road frontage, the property is located on 2 titles and offers scenic views of the countryside and Dempster Head.

Primarily run as a cattle property, the mix of gently undulating to undulating paddocks are perfect for stock grazing and the well-planned infrastructure supports efficient stock management. Boasting an excellent coverage of pastures and grasses such as Serradella, Clover, Kikuyu and Puccinellia, historically, the property has successfully carried over 60 cows, calves and replacement heifers and 20 sheep, demonstrating its strong carrying capacity.

Constructed from brick and tile, the 4-bedroom home features an open kitchen/dining area with views, walk-in pantry, separate lounge with air conditioning and built-in bar, primary bedroom with triple built-ins and 3 further bedrooms, 1 of which has built-in storage and access to an underground cellar. The family-sized bathroom offers a roomy walk-in shower, corner spa, wide vanity and 2 built-in cupboards. There are 2 double

**TYPE:** For Sale

**INTERNET ID:** 300P184737

### SALE DETAILS

**\$2,300,000**

### CONTACT DETAILS

#### Esperance

81 Norseman Road  
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08 9071 9900

#### Keith Ogley

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linen presses in the hallway plus a powder room and the laundry and second WC are located off the rear verandah. A brick double garage with automatic doors and concrete floor is located next to the home.

Further infrastructure includes a 2 bay open front machinery shed at the house 7.9 x 9.5 x 3.2m, a 3 bay open front machinery shed 11.6 x 9.3 x 3.1m plus a workshop area formerly used as stables, a hay shed 6.6 x 10 x 3.4m and a brick storage shed. New Cattle yards with loading ramp have a capacity of 60 head and a workable capacity of 40-50 head.

The property is securely fenced into 8 paddocks with external fencing majority Ringlock with hot wire and internal fencing plain wire with hot wire. A laneway system services Lot 1 and the second entrance offers wide access from double gates.

Water security is a standout feature and includes 6 soaks, 9 concrete troughs of which 3 are watered by a solar pump and 23,500 Litre tank and the remaining troughs are serviced by a windmill and a 23,500 Litre tank. The home is serviced by a concrete tank for bore water, which is of excellent quality.

An exceptional opportunity to acquire this versatile property awaits, don't delay, contact Exclusive Selling Agents Julie Jackson and Keith Ogle at Elders Real Estate Esperance to arrange a private inspection.

Information Memorandum available upon request.

Need to know â##

- Located on 2 Titles with a combined area of 91 Hectares
- Zoned Rural Smallholdings
- Sealed road to front gate
- Scalped and gravelled driveway
- Second entrance, wide with 2 double gates
- 3 security cameras, 2 solar powered and 1 hardwired
- Comfortable 4 bedroom, 1 bathroom brick and tile home, kitchen/dining, separate lounge, air conditioning, large family bathroom, powder room, underground cellar, 2nd WC, laundry
- Brick double garage, powered, concrete floor and automatic roller doors, PA door, 7 x 7m
- Open front machinery shed, located off garage, scalped floor, 7.9 x 9.5 x 3.2m
- Concrete tank for bore water, which is of excellent quality and services the home
- Machinery shed, 3 bay open front, dirt floor, 11.6 x 9.3 x 3.1m, attached workshop area with a mixture of dirt and concrete floor, formerly utilised as stables
- New steel Cattle yards, 40/50 capacity, workable for 60 head, loading ramp
- Hay Shed, 6.6 x 10 x 3.4m
- Brick storage shed
- Bore water tank from windmill, 2,700 Litres

- Fenced into 8 paddocks, Lot 1 offering a laneway system
- Approximately 40% new fencing
- External fencing majority Ringlock with hotwire, Internal fencing majority plain wire with hotwire
- Fertiliser history

Shark Lake Industrial area 3.75Km

Chadwick Industrial area 6Km

Castletown IGA 8.8Km

Town Centre 10.6Km

Bandy Creek Boar Harbour 11.25Km

\*\*\*Every precaution has been taken to establish the accuracy of the above information; however, prospective purchasers are advised to carry out their own due diligence\*\*\*

Other features: Area Views

- Land Area 91.01 hectares
- Bedrooms: 4
- Bathrooms: 1
- Double garage







