



Moramocking Road, WANDERING, WA 6308

A Scenic Rural Escape with Endless Potential – 360.77 hectares | 891.46 acres

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Every direction you look, the views will make your heart sing. Visitors to Moramocking Farm are instantly enveloped by a sense of peace as they take in the sweeping views and unspoiled beauty of this very special farm.

But beyond its striking looks, this property offers genuine working potential. The productive farmland is suitable for sheep and crop production, either in your own right or by leasing to a local farmer for a passive income.

Located approximately 10km from Wandering, the farm is undulating, with excellent areas of cleared farmland surrounded by strips of intact bushland. There are two adjoining lots on one title, with six dams over the farm plus a bore that has historically produced large volumes of fresh water. Services include mains water and electricity.

Located just 94 km from Armadale, it's a scenic and relaxing drive along Albany Highway through state forest and rolling farmland. You'll arrive at the gates of Moramocking Farm before you know it. Far enough for a true escape, yet close

TYPE: For Sale

INTERNET ID: 300P185114

SALE DETAILS

Offers to Purchase

CONTACT DETAILS

Elders Perth

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enough to make visiting a pleasure and not a chore.

A highlight of the property is the original homestead, an eye-catching reminder of the region's pioneering past. There's also exciting potential to renovate other buildings for farm-stay accommodation, or to establish stunning new builds that take full advantage of the showstopping scenery (subject to relevant approvals).

Other infrastructure includes a practical machinery shed and workshop, a small shearing shed, and sheep yards to support rural living and agricultural operations.

Access from Perth is best via Wandering. Drive through the heart of this close-knit rural community and turn onto Moramocking Road from the main street. Wandering offers a rich local history, a welcoming tavern, primary school, and a variety of clubs and community groups.

Whether you're seeking a working farm, a peaceful retreat, or a canvas for your rural vision-Moramocking Farm delivers.

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. It is intended that grain silos will not form part of the sale contract and be removed prior to settlement unless otherwise negotiated between the parties.

- Land Area 360.77 hectares
- Bedrooms: 2
- Bathrooms: 1



HOMESTEAD

Bedrooms	2
Bathrooms	1







