



113 Scott Road, YOGANUP, WA 6275

Endless Possibilities – Premium Rural Lifestyle with Exceptional Farming Potential

56.24 hectares, 138.97 acres

Set on approximately 54.5 hectares (135 acres) of rich, fertile black sandy and gravel loam soils, this extraordinary estate offers unmatched versatility for a wide range of farming pursuits. Whether your dream is to run cattle or sheep, grow premium oat or hay crops, or continue the picturesque vineyard tradition, this property delivers the ideal foundations for productivity and prosperity.

Perfectly positioned to capture breathtaking valley views and the tranquillity of the surrounding countryside, the property features a serene dam and a natural creek line from the Abba River that meanders gracefully through lush pasture and native forest. Water security is exceptional, with a main dam, two reliable soaks, and 270,000L* of rainwater storage, ensuring year-round supply for both household and agricultural use.

Perched atop the hill, the expansive residence (just under 340m²)* is designed with both comfort and grand entertaining in mind. Offering five bedrooms plus a study (or optional sixth bedroom), two bathrooms and three toilets, and multiple living zones including a formal lounge, home theatre, open-plan family area, downstairs games room, and wine cellar. The Tasmanian Oak kitchen with granite benchtops

TYPE: For Sale

INTERNET ID: 300P186596

SALE DETAILS

\$3,250,000 +

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Bec Slade

0417 921 524

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complements Tasmanian Oak flooring throughout the living areas, and the home is kept comfortable year-round with ducted reverse cycle air conditioning and a cosy log fireplace.

The outdoor entertainment area is nothing short of spectacular, featuring a 70,000L* saltwater pool with sweeping rural views - the perfect backdrop for gatherings or relaxing at the end of a day on the farm.

Adding to its appeal for lifestyle and business, the property boasts an impressive 30m x 15m (450m²)* lock-up shed/workshop. Fully concreted and powered, it includes a kitchenette, toilet, shower facilities, and one bedroom, offering options for farmhand accommodation, guest stays, or even a home-based business.

Located only a short drive from Busselton City and within easy reach of the Nannup region, this remarkable holding combines rural tranquillity with convenience. Just 2hours & 40mins from Perth, approx. 20km's from Busselton Margaret River Airport and approx. 25km's from Busselton City Centre it's a rare opportunity to own a property that delivers both an enviable lifestyle and genuine agricultural versatility.

This is more than a farm - it's a complete rural retreat, offering endless potential for both production and pleasure.

Call me today to arrange a guided tour.

Bec Slade 0417 921 524. "I work, live and breathe the lifestyle that I sell."

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 56.24 hectares
- Building Area: 339.00 square metres
- Bedrooms: 5
- Bathrooms: 3

HOMESTEAD

Bedrooms	5
Bathrooms	3
House Area	339.00 square metres







