



Lot 8 Great Southern Highway, WOOTTATING, WA 6562

Versatile Farmlet with Stables, Water & Bushland Retreat 53.92ha (133.18acres)

53.92 hectares, 133.24 acres

An outstanding property offering a mix of arable land, ideal grazing country, and natural bushland, flanked on the western boundary by the Woottating Reserve. Less than an hour from Perth Airport, this versatile property combines rural lifestyle, equine facilities, and farming potential.

Land Use:

- Productive areas suitable for cropping
- Quality grazing land
- Natural bushland
- 2 dams and a bore

Equine & Infrastructure:

TYPE: For Sale

INTERNET ID: 300P186727

SALE DETAILS

Offers from \$850,000

CONTACT DETAILS

York
125 Avon Terrace
YORK, WA
08 9641 3000

Ian (Fred) Hill
0417 991 573

- 14m x 9m shed with enclosed 6 stables, tack room & 5m lean-to
- Round yard, chook pen & aviary
- Hay shed, garage & 2 garden sheds

Residence:

- 2 bedroom, 1 bathroom fibro home with open-plan living
- Needs some TLC but full of potential
- Additional donga
- Beautiful, peaceful established gardens

This is a rare opportunity to secure a well-located rural holding with horse facilities, water security, and plenty of lifestyle appeal - all within easy reach of Perth.

Shire of Northam Rates \$1570.65

Inspection by appointment

Fred Hill 0417 991 573

- Land Area 53.92 hectares
- Bedrooms: 2
- Bathrooms: 1

HOMESTEAD

Bedrooms	2
Bathrooms	1







