



1187 Dale - Kokeby Road, KOKEBY, WA 6304

Outstanding Rural Holding with Modern Home & Infrastructure 50.19ha

50.19 hectares, 124.02 acres

Just an hour from the outer metropolitan area and 20km from Beverley, this superb property offers the perfect balance of modern country living, excellent infrastructure, productive farmland and ideal lifestyle.

Residence:

- Spacious 3-bedroom, 2-bathroom home (master with ensuite & WIR)
- Open living area with wood fire & reverse-cycle A/C
- Second living/dining area
- Chef's kitchen with granite benchtops, walk-in pantry, pantry, 5-burner gas cooktop & fan-forced oven
- 110m² enclosed entertaining area with stunning jarrah doors, wood fire.
- 20m² alfresco sitting room, jarrah framed

TYPE: For Sale

INTERNET ID: 300P186878

SALE DETAILS

Offers From \$1,200,000

CONTACT DETAILS

York
125 Avon Terrace
YORK, WA
08 9641 3000

Ian (Fred) Hill
0417 991 573

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- 3m verandahs, insulated walls & ceilings, fully tiled interior

Water & Power:

- Connected to mains power, 258,000L rainwater storage
- 105,000L tank fed from equipped bore (Airwell pump, approx. 30m depth)
- Bore yield approx. 100,000 litres in 24 hours
- 5kVA solar system
- 2 dams for stock/water security

Infrastructure:

- 2-bay garage (concrete floor, powered)
- Large workshop with 4 sliding doors (approx. 12m x 7.5m, concrete floor)
- Second workshop with 2 roller doors (approx. 8m x 7.5m, concrete floor)
- GP Shed approx. 7m x 7.5m, 5m x 7.5m lean-to
- 40-foot sea container
- Shadehouse, orchard, olive trees, veggie patch & pine trees

Land:

- 50.19 hectares
- currently leased for cropping
- Excellent camping spots, perfect for sunsets & stargazing
- Mix of arable land and lifestyle features

This is a rare opportunity to secure a highly-productive and well-equipped rural property with an exceptional home, abundant water, and outstanding infrastructure â## all within easy reach of the city.

Inspection by appointment

Fred Hill 0417 991 573

fred.hill@elders.com.au

- Land Area 50.19 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2







