



116 Bowers Road, COONDLE, WA 6566

70 Acres in Coondle Immaculate Farming Property & Lifestyle Opportunity

28.80 hectares, 71.16 acres

Discover an exceptional 70-acre (28.8 ha) farming and lifestyle property, set amid the rolling hills and fertile soils of sought-after Coondle. Every element of this property has been meticulously maintained, offering a rare blend of productivity, comfort, and peace.

The spacious steel-framed homestead features 4 bedrooms, 2 bathrooms, plus a study & thoughtfully designed for relaxed country living. Enjoy two generous living areas, a large well-appointed kitchen with a large walk-in pantry, and abundant storage throughout. The home is surrounded by established landscaped gardens, including citrus trees and manicured lawns, creating a serene and welcoming atmosphere.

The home is fully insulated with reverse cycle air conditioning and also includes solar power with 5kw battery.

Outdoor living is a highlight, with expansive entertainment areas ideal for hosting family and friends, all while taking in the stunning rural outlook.

TYPE: For Sale

INTERNET ID: 300P187025

SALE DETAILS

Offers from \$990,000

CONTACT DETAILS

**Elders Real Estate,
Northam**

15 Peel Terrace
NORTHAM, WA
08 9622 6000

Kimberley Hardie
0477 259 254

Water security is assured, with over 510,000 litres of tank capacity servicing the home and gardens.

Three substantial fully powered sheds (approx. 18 m x 15 m each) provide exceptional infrastructure all with concrete floors. One shed also includes shearing facilities, making the property ideal for mixed farming, small-scale livestock, or hobby pursuits.

This versatile holding is equally appealing for:

- Farming families looking for a manageable block with quality infrastructure.
- Lifestyle buyers wanting a spacious rural retreat within reach of Perth.
- Equestrian enthusiasts seeking land and sheds adaptable for horses.
- Retiring farmers downsizing from larger holdings but wishing to maintain space for a flock, cattle, or hobby farming.

A rare opportunity to secure a property that combines productivity, lifestyle, and immaculate presentation and only 10 minutes to the quaint town of Toodyay.

- Land Area 28.8 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

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|-----------|---|
| Bedrooms | 4 |
| Bathrooms | 2 |







