



Chittering Valley Road, LOWER CHITTERING, WA 6084

"RARE EARTH"

"RARE EARTH" springs to mind with these two unique properties in the heart of the Chittering Valley which boasts attributes of excellent soil types, oodles of WATER & stunning valley views. History prevails here as the land has been tightly held by the same family since the early 1960's. With the new Tonkin highway extension it's only approx. a 45 minute drive to the heart of the Perth CBD.

The two properties can be sold together or separately & it will depend on the astute investor/s as how quickly they can move to secure these unique parcels of land.

Lot 61, Chittering Valley Road, Lower Chittering ***UNDER OFFER***

STILLWATER RISE 34.1866 ha (84.4 Acres)

- Fertile undulating & some flat land ideal for equestrian, horticulture, tourism or hospitality
- Prime location set along the scenic Chittering Valley Road

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.

TYPE: For Sale

INTERNET ID: 300P187119

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern
Highway
BELMONT, WA
08 9422 2444

Kris Teakle

0409 686 626

- Deep clay loam soils renowned for productivity and versatility
- Mains power connected
- A levelled house site boasting spectacular valley views

Approx. 40 acres of cropping paddocks

- Current mix of 12 acres oats & 12 acres wheat
- History of Lucerne & Millet summer crops under irrigation
- Fertiliser applied annually, with lime treatment completed in 2023
- Two substantial dams
- Reliable water supply for stock and irrigation

An inspection will seriously impress.

Lot 54, Chittering Valley Road, Lower Chittering

River Frontage, Fertile Soils & Endless Potential

"RIVERSIDE" 22.99ha (56.78 acres)

- 1.5km of Brockman River frontage, rare and highly sought-after
- Deep clay loam soils fertile, productive and versatile
- Mains power connected with supporting infrastructure
- 2 spring-fed dams providing reliable year round water
- 3 cleared paddocks (approx. 27 acres) suited for cropping or grazing
- Cropping mix of oats and wheat, with a history of millet and lucerne
- 12m x 6m open machinery shed plus pump shed
- Small table grape vineyard
- Annual fertiliser program with lime applied in 2023

Lots 61 & 54 Chittering Valley Road both present a versatile landholding offering scale, fertility, water security and an enviable position within one of Western Australia's most picturesque valleys. Whether your vision is farming, equestrian, horticulture or lifestyle, these properties will deliver the foundation for future success.







