



## 52 Smith Road, UDUC, WA 6220

Your Next Harvey/ Uduc Escape

**40.64 hectares, 100.42 acres**

Nestled on approximately 40.64 hectares (about 100 acres) of prime South West land, this rare offering presents a blank-canvas opportunity for those seeking space, seclusion and rural ambition.

Set amidst the serene rural landscape of the Uduc region, just minutes from the coastal fringe and local amenities, this property offers the ideal balance of countryside freedom and coastal-accessible lifestyle.

Key features include:

10 megs of Harvey Irrigation water available at the property.

Landholding of ~40.64 ha (100.79\* Ac) â## a rare acreage parcel in the land.

**TYPE:** For Sale

**INTERNET ID:** 300P189190

**SALE DETAILS**

**Offer Over \$895,000**

**CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Anthony (skip) Schirripa**  
0417 292 923

Prime rural address along Smith Road, one of Uduc's sought-after lanes for acreage living.

Flexible land potential â## ideal for lifestyle, hobby farm, horse grazing or future development (subject to council approval).

Quiet and private yet within easy reach of the coast and town hubs, offering the best of both worlds.

Mature natural vegetation, spacious outlooks and the opportunity to design your perfect rural retreat.

With this scale of land, the options are wide-ranging: build the family homestead of your dreams, establish a small-scale hobby farm, or simply secure a generational parcel in one of the region's most attractive locations. With the right planning, the land offers long-term value through flexibility and lifestyle appeal.

For further information please contact selling agent Anthony (Skip) Schirripa â## 0417 292 923

Land Rates: \$3,000\* per annum

Zoning: Priority agriculture

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 40.64 hectares

