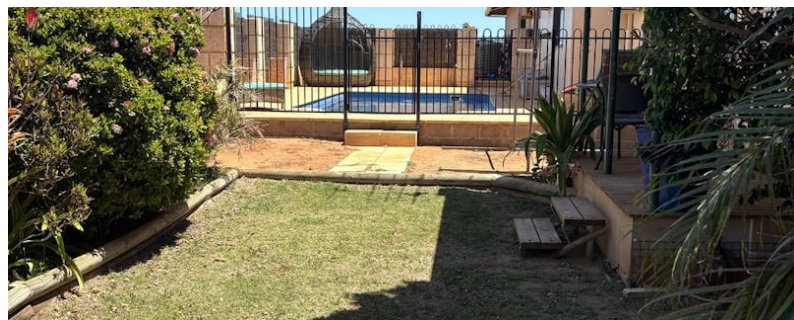




563 & 561 Robinson Street, CARNARVON, WA 6701

Lifestyle and Horticultural Opportunity

The perfect opportunity presents to purchase this 8.1HA horticultural property in sunny Carnarvon, Western Australia. With the bonus of two titles presenting a myriad of opportunities for the near future.

Located approximately 904km from Perth this plantation situated in the Kingsford area of Carnarvon offers good horticultural land, irrigation infrastructure, a main residence with five bedrooms and below ground swimming pool, another eight-bedroom residence and an ideal growing climate, rich Gascoyne alluvial soil and an abundant water allocation.

Property features include:

- Located along Robinson Street in the Kingsford area of Carnarvon - this property presents with two titles and a total land area of approximately 8.1HA - (20 acres)
- 5-bedroom fibro elevated home with modern kitchen, lounge, dining and quality fixtures and fittings throughout the home
- Quality flooring and window treatments throughout
- Air conditioned throughout house with Solar hot water system

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: 300P189360

SALE DETAILS

From \$950,000

CONTACT DETAILS

**Elders Real Estate
Geraldton**

Lot 149 Bradford Street
GERALDTON, WA
(08) 9965 8272

Lauren Scott
0439 689 089

- Double garage with shoppers' entrance to main house, outdoor laundry area and 2 x electric roller doors
- Entertainers' patio with established trees, gardens and below ground fully fenced swimming pool
- Further infrastructure at the rear of the property consisting of two separate dwellings each dwelling with air conditioning, three bedrooms, lounge, dining and ablution.
- Another shed with 3 phase power and storage also at the rear of the property
- A 240,000-litre water tank with Netafim automated irrigation system with 2 x 100mm pvc pipelines & sub main pipes have Netafim filters. The Netafim system has an automated fertiliser tank not currently being utilised. Sellers are currently using a 1000litre tank with Davey pump for fertiliser application
- 5.5KW Southern Cross Pump
- With a 61,000kl GWAMCO Water License and a 20,000kl Waters and Rivers License
- With bonus connection to Carnarvon Town Scheme Water Supply
- With approximately 29 producing mango trees
- With laser levelled land & a perfect opportunity to plant and grow a variety of fruit and exotic fruit trees or plant and grow ground crops ranging from tomatoes, capsicums, watermelons, rockmelons, squash, okra and many more
- With a frontage of over 166.87m and the rear of the property backing up onto the Gascoyne River of Carnarvon
- Perfect lifestyle for kids, so much room to move and the perfect opportunity to relocate to Carnarvon - the Gascoyne fruit bowl of Western Australia
- Could easily house three families with the current infrastructure in place
- *No plant and equipment list included with this sale

To view this property for all its entirety please contact Lauren Scott & the Exclusive Elders Real Estate Selling Representative on 0439 689 089 to book your inspection.

- Land Area 809.00 square metres
- Bedrooms: 13
- Bathrooms: 3
- 3 car garage
- Double carport



