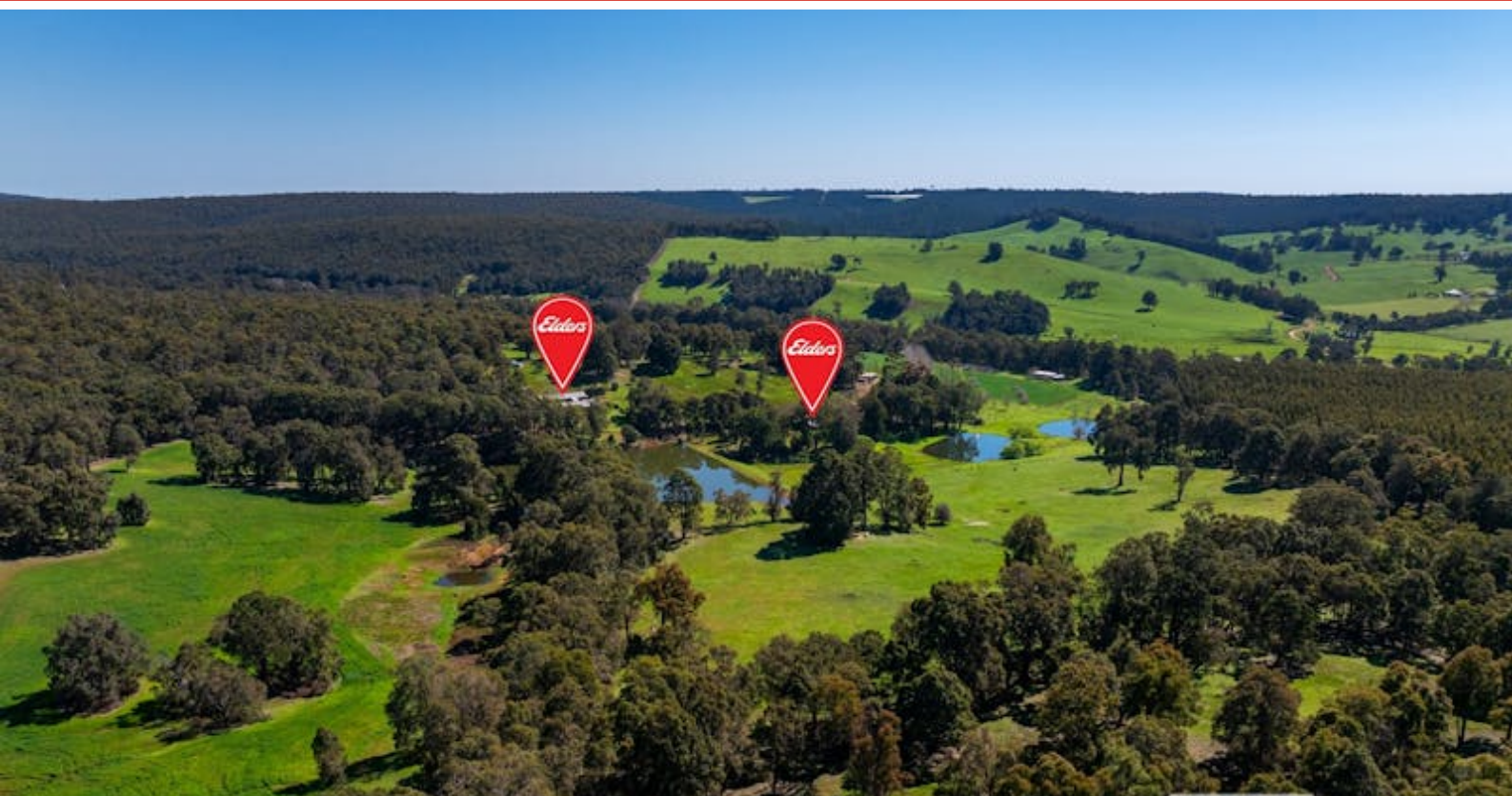




20880 South Western Highway, MULLALYUP, WA 6252

ENDLESS POSSIBILITIES - THE ULTIMATE WORK/LIFE BALANCE

64.77 hectares, 160.06 acres

A rare opportunity to secure a beautifully renovated homestead on 64.78*ha (167.48* acres), offering exceptional lifestyle living with multiple income-earning options. With around 60* acres of natural bush, with rich farmland, an abundance of water plus around 60 acres of natural bush, this picturesque rural retreat is ready for its next chapter.

The Homestead

Fresh, inviting and fully renovated, the home offers 3 generous bedrooms plus a sleepout/study, modern* bathroom and two toilets, modern kitchen, reverse-cycle* air con and a wood fire with heat transfer. Sunlit interiors and sweeping views make this a place you'll never want to leave.

Income Potential â## The Grand Rammed Earth Lodge

An impressive 8-bedroom lodge (two adaptable to family suites) sits overlooking lawns and water. Featuring male/female ablutions (3 toilets & 3 showers each), twin HWS,

TYPE: For Sale

INTERNET ID: 300P189408

SALE DETAILS

Offers Over \$3,350,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Susan Kouw

0438 300 980

dual commercial kitchen, storeroom, laundry, and two beautiful communal spaces including the elevated "Window Room". Both rooms with the comforts of wood fire, fans and air con. Licensed for up to 20 guests*, it's ideal for group stays, retreats, events, or weddings.

Water Abundance

Three* dams two* spring-fed-ensure year-round supply. The homestead dam offers a stunning wedding backdrop; the large dam is approx. 7* mts when full and "Jetty" dam is perfect for swimming, the dams are plentiful all year round! Extensive underground irrigation services lawns, orchard, chook yard and veggie gardens, all remotely controlled via app.

Infrastructure & Extras

- Fully enclosed* orchard/chook/veggie area with auto systems
- Deciduous and fruit trees on irrigation*
- Newly built roads and drainage*
- Upgraded sheep yards with race, crush, scales*
- Laneways and dual water to paddocks*
- Approx. 70% new fencing*, electric-ready*
- Triple Bay powered shed* + triple bay machinery/hay shed

A Complete, High-Quality Package

An exceptional lifestyle property with enormous business potential-backpackers, retreats, weddings, group bookings, caravan & campingâ€the possibilities are endless - subject to approvals*.

Furniture and machinery available for purchase if required*.

Contact Susan Kouw for your private viewing. This one will truly impress.

- Land Area 64.773984 hectares
- Bedrooms: 11
- Bathrooms: 7

HOMESTEAD

Bedrooms	11
Bathrooms	7

