



1201 Railway Parade, BULLSBROOK, WA 6084

" Multi Facet 62 acre Farm " Bullsbrook BEST BUY !

** Bullsbrook BEST Buy **

* Be sure to view the Video Footage of this Premier property *

Extremely rare opportunity to find in any market.

Versatile 62 acre Farm with large solid 4 x 2 - extensive irrigation / strong bore water supply (water license)

Zoning : GENERAL RURAL

Multi Facet options ;

TYPE: For Sale

INTERNET ID: 300P190379

SALE DETAILS

\$3,250,000 +

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern
Highway

BELMONT, WA

08 9422 2444

Clint Tomasovich

0403 359 919

- * Heavy Haulage / Transport
- * Earthmoving Equipment
- * Horse agistment / track - racing / breeding / spelling / dressage
- * Horticulture - market gardening - permaculture

Choose your Venture (see City of Swan planning Dept)

Currently leased for horse agistment tenant happy to stay.

ROI approx \$2000 per / week

Impressive infrastructure includes ;

- * 20m x 12m Stable / 5 x WI WO jarrah panels / Lighting / day yards
- * High truss open face machinery shed 3 x bay
- * 60m x 20m Arena / flood lights / PVC fencing
- * Multiple shelters - float valve water troughs - hot wire units - round yard - water jump
- * 9 x Main paddocks - stallion paddock - holding yards - lane ways
- * Irrigation upright 20mm pipe large brass sprinklers throughout title
- * Water license Bore strong yield
- * Rain tanks
- * Scheme water connection

Prime pasture , quality fertile soil type , excellent drainage for hardstand options / truck yards

Main residence 4 x 2 large high course rack ceilings - huge family + living room - Air con - wood fire place - spacious bedrooms - large kitchen

Stunning views of the beautiful Darling ranges

Prime location with direct access to Great Northern HWY / Tonkin HWY / Brand HWY ideal for logistical purposes.

Bullsbrook Townsite only 8min drive with NEW Woolworths plus extensive amenities .

Located within future Bullsbrook Industrial precedent possible land banking investment option.

For more information contact Local Elders Great Northern Agent Clint Tomasovich Ph : 0403359919 or Email : clint.tomasovich@elders.com.au

Other features: Heating, High Clearance

- Land Area 25.38 hectares
- Building Area: 213.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single carport
- Ensuite







