



1893 South Coast Highway, BOXWOOD HILL, WA 6338

River Front Lifestyle

165.00 hectares, 407.72 acres

Riverfront Lifestyle, Productive Land & Carbon Income

165ha at Boxwood Hills

Set along the South Coast Highway and picturesque Pallinup River is an exceptional 165-hectare (approx.) lifestyle holding offering a rare blend of riverfront living, rural land, and an established carbon credit Yate and Sugar Gums tree farm.

With extensive 1297m of river frontage, this property offers a peaceful, nature-rich setting ideal for off grid lifestyle buyers or investors.

The land is well balanced, featuring arable country between established shelter belts. The Yate and Sugar Gum plantings cover approx 76HA not only generate approximately \$1,000 per year in carbon income, but also play a vital role in protecting the landscape by reducing erosion, managing salinity, and enhancing long-term environmental resilience. Its a set and forget arrangement.

TYPE: For Sale

INTERNET ID: 300P190727

SALE DETAILS

\$1,500,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Jeni Dawson
0447 790 129

The property is complemented by two dams with yabbies ready for the catching, native bushland and an array of stunning wildflowers and orchids that come alive through winter and spring. Abundant native birdlife and wildlife adding to the sense of tranquility and connection to nature. A permanent river pool provides the perfect place to take a refreshing dip, even during the drier months.

Despite its peaceful seclusion, the property remains highly accessible-just 15 minutes to Miller's Point, 45 minutes to Bremer Bay, and approximately one hour to Albany-offering the ideal balance of privacy, space, and convenience.

Infrastructure is already well underway (ready for you to complete) on a significant shed. It includes a professionally built, substantial 9m x 16m shed with two roller doors on the north end, concrete slab, set close to the river. A mezzanine level is being installed as we speak. Plumbing has been put in place for a future wet area. A concreted veranda is the ideal location to sit and enjoy the vista over the river. There is 2 water tanks and an extensive solar system with batteries ready to install.

This is a genuinely rare opportunity to secure a large-format South Coast lifestyle property combining riverfront living, productive land and with good solid infrastructure that you can still put your own spin on.

For further details or to arrange a private inspection,

contact Jeni on 0447 790 129

- Land Area 165.0000 hectares







