



## 76 Ferguson Road, BEERMULLAH, WA 6503

### UNIQUE HIDDEN OASIS

**16.19 hectares, 40.00 acres**

- Rare property on 16.8ha (40 acres) on Quin Brook
- 34,650 kl water licence & bore
- Only 22 k's to Gingin townsite
- Main homestead boasts limestone & iron residence with 4 bedrooms & two bathrooms
- Open plan kitchen / dining /lounge
- 4 spacious bedrooms (2 with ensuites )
- Formal lounge
- 9 Reverse cycle air conditioners
- Garage under main roof
- Entertaining alfresco overlooking the pristine pastures & creek

**TYPE:** For Sale

**INTERNET ID:** 300P191559

**SALE DETAILS**

**Expressions Of Interest**

**CONTACT DETAILS**

**Elders Perth**

Level 2, 195 Great Eastern  
Highway  
BELMONT, WA  
08 9422 2444

**Kris Teakle**

0409 686 626

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.

- Shaded below ground pool
- Insulated second 1 bedroom Unit (Approx 70 sqm) with kitchenette & family room adjoining general purpose shed (Approx 25m x 10m)
- Approx 12m x 19m workshop shed includes a car hoist & 3 phase power
- Open front machinery/ hay shed (Approx 18m x 10m)
- Reticulated easy care gardens & lawns boasting a variety of fruit trees & olive trees
- 2 x 10 kilowatt solar systems
- Excellent boundary fencing
- Superb all year round grazing paddocks with kikuyu grass throughout
- Shire of Gingin Shire Rates: \$3569.00 per annum

This exceptional & versatile property is so unique to the marketplace & it is enhanced with so many extras not mentioned you really need to inspect to appreciate the tranquility & abundant beauty.

The location is second to none whilst being nestled in & away from any busy roads, the space, peace & quietness is a bonus.

- Land Area 16.187426 hectares
- Bedrooms: 4
- Bathrooms: 2



**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2







