



## Lot 9 Coronation Road, WAROONA, WA 6215

Premium Productive Acreage 31.34\*ha (approx. 77.44\*Ac)

**31.34 hectares, 77.45 acres**

Discover an exceptional opportunity to secure acreage on Coronation Road. Highly sought after due to its reputation for productivity, quality farmland, and location, this region punches well above its weight.

This impressive property offers the perfect blend of lifestyle and practicality, with 50 shares of Harvey Water offering opportunity for numerous agricultural pursuits.

Nearby you will find horticulture, beef production, horses, hay, table grapes, and almost any other rural pursuit flourishing.

Whether you are looking to build your dream home, expand an existing holding, or secure a versatile landholding for the future, this property delivers!

### Property Highlights

**TYPE:** For Sale

**INTERNET ID:** 300P191995

**SALE DETAILS**

**\$1,200,000**

**CONTACT DETAILS**

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Adrian Carroll**

0401 524 295

- Generous acreage in a picturesque setting
- Ideal for cattle, horses or small-scale farming
- Fertile land suited to numerous agricultural endeavours
- Harvey Water allocation
- Convenient to Waroona town centre, schools and amenities
- Easy access to Forrest Highway and South Western Hwy

With a generous hay/machinery shed, older style farm sheds, and a set of steel cattle yards, you have the freedom to make your mark on this property, while having the infrastructure in place to hit the ground running.

Contact Adrian Carroll, Elders Real Estate South West to arrange your private inspection today

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterisk) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 31.3421 hectares





