



89 Alexander Road, WAROONA, WA 6215

Quiet Livestock Property Close to Town 105.4* Ha (260.44* Ac)

105.40 hectares, 260.44 acres

This property is one of the best I have been given the opportunity to offer for sale. Available together or in two separate locations: Lot 341 (64.86* ha) on Buller Road and Lot 342 (40.54* ha adjoining in the south), 89 Alexander Road, Waroona

Just 12km from the town of Waroona and approx. 12km east of where Peppermint Grove Road meets Forrest Highway at Lake Clifton.

All improvements are in excellent condition.

Boundary fencing has been replaced over the past ten years.

Lot 341 is divided into 8 paddocks and has a hay shed, cattle yards and fully equipped soak dam with windmill and reservoir tanks.

Lot 342 (89 Alexander Road) has a 4 x 2 brick home with zincalume roof nestled into

TYPE: For Sale

INTERNET ID: 300P192666

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

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the edge of the bush. Features of the home include tile fire, ducted air conditioning, ceiling fans and verandahs all round.

Also on Lot 342 are workshop and garage (60ft* x 25ft*), hay shed (56ft* x 30ft*), and 60ft* x 25ft* shed with power and one section enclosed. Water on Lot 342 is provided by fully equipped bore with submersible pump for livestock and garden and rainwater to house.

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 105.4 hectares







