



130 Wealand Road, WAROONA, WA 6215

Rare Lifestyle Opportunity on 101 Acres

40.99 hectares, 101.29 acres

Situated just 6 kilometres from the charming town of Waroona, this impressive 40.9879Ha / 101acre rural holding offers the perfect blend of lifestyle, productivity, and space. Whether you're looking to run livestock, grow crops, or simply enjoy the freedom of country living, 130 Wealand Road delivers a fantastic opportunity to secure a well-equipped rural property in a highly desirable location.

At the heart of the property sits a comfortable four-bedroom, one-bathroom home designed for relaxed country living. The home features a warm and inviting wood tile fire, creating a cosy atmosphere during the cooler months, while ceiling fans throughout help keep the home comfortable year-round. Roller shutters on selected windows provide added privacy, insulation, and security.

Outdoor living is well catered for with a large gabled roof patio complete with ceiling fans, offering the perfect space to entertain guests or unwind while enjoying the peaceful rural surroundings.

The land itself is well suited to grazing and cropping, with excellent infrastructure already in place, including two dams providing water for stock and land management, plus a rainwater tank supplying drinking water to the home.

TYPE: For Sale

INTERNET ID: 300P193195

SALE DETAILS

Offers Over \$2,300,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Anthony (skip) Schirripa
0417 292 923

For those who love a productive garden, the property also features a variety of established fruit trees, including lemon, mandarin, apple, mango, fig and more, allowing you to enjoy fresh produce straight from your own backyard.

Infrastructure on the property is extensive, making it ideal for farming, storage, or hobby pursuits. There are three large sheds, including:

- A huge shed with a lean-to off the back
- A dedicated hay and machinery shed
- A smaller shed with two roller doors

Practical rural facilities continue with well-set-up cattle yards, making livestock handling easy and efficient.

Offering space, functionality, and the serenity of rural living while still being just minutes from town conveniences, 130 Wealand Road presents an exceptional lifestyle opportunity for families, hobby farmers, or those seeking a productive rural escape.

Property Features

- Approximately 101 acres of grazing & cropping land
- Only 6km from Waroona town centre
- 4 bedroom, 1 bathroom home
- Wood tile fire for cosy winter heating
- Ceiling fans throughout
- Roller shutters on various windows
- Large gabled patio with ceiling fans
- Two dams
- Rainwater tank for drinking water
- Established fruit trees â## lemon, mandarin, apple, mango, figs and more
- Three large sheds, including shed with lean-to
- Hay and machinery shed
- Smaller shed with two roller doors
- Cattle yards

A property offering space, productivity and rural charm, all within easy reach of town â## opportunities like this are increasingly rare.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) 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 40.99 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1









130 Wealand Road, Waroona



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Marques Photography gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.