



285 Anderson Road, THOMSON BROOK, WA 6239

106* ACRES – LIFESTYE OR FARMING, SHIRE OF DONNYBROOK-BALINGUP

43.48 hectares, 107.44 acres

Set in a glorious Thomson Brook landscape of rolling hills, farmland and forests, this substantial acreage offers a wonderful 'clean-slate' opportunity to bring to life your own unique country lifestyle vision.

With incredible hill-top views, abundant natural resources and basic infrastructure already in place, this stunning 106* acre property leans gently into an 'off-grid', sustainable future.

LAND

- Extensive farmland â## great options for mixed agriculture
- Fenced paddocks, stockyards
- Plenty of space to develop productive gardens, an orchard, bee hives and a chook run or duck house

TYPE: For Sale

INTERNET ID: 300P193377

SALE DETAILS

Offers Over \$899,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Angela Murphy
0438 310 315

- Tracts of beautiful natural jarrah, marri bushland
- Surrounded by picturesque forests and farms

STRUCTURES

- This property is to be sold on an 'as is' basis
- Please note that some existing structures do not have Shire approval
- Transportable dwelling â## 2 bedrooms, 1 bathroom, lounge with a wood stove and air conditioner
- Additional donga â## 1 bedroom, 1 bathroom
- Shed with power
- 2 x sea containers â## great storage
- Solar panels and battery â## providing off-grid power
- Internet access is available

WATER

- A lovely creek line runs through the property
- The large dam is fed by a natural spring
- 20,000* litre rainwater tank
- Additional smaller rainwater tank

PROXIMITY

- 20* minutes to Kirup
- 45* minutes to Donnybrook or Balingup
- 75* minutes to Bunbury

Enjoy a simple, serene and secluded daily rhythm in its current form â## or embrace this outstanding opportunity to build your family's ultimate homestead** and lifestyle, in a truly stunning location.

** Buyers are encouraged to liaise directly with the Shire of Donnybrook-Balingup to ascertain any development opportunities that may apply to this property, and to identify all associated application and approval requirements.

Shire of Donnybrook Balingup Rates 2025/26: \$1,980.77* p/a

Zoning: General Agriculture

For further information and to arrange your viewing, please contact:

Angela Murphy 0438 310 315 angela.murphy@elders.com.au

Buyers Note: All measurements and dollar amounts are approximate only and generally

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.

marked with an asterix (*) for reference. Any boundaries marked on images are offered as a guideline only.

Buyers should complete their own due diligence, including a visual inspection of the property, prior to making an offer and should not rely on the photographs or written text in this advertisement to make a purchasing decision.

- Land Area 43.48 hectares





