



## 2935 Chester Pass Road, NAPIER, WA 6330

'Banyula'

**345.51 hectares, 853.76 acres**

'Banyula' is a well developed and productive grazing property located an easy 30 kilometre drive from Albany, with great access from Chester Pass Road. The holding totals 345.51 hectares across 4 titles with approximately 300 hectares arable.

The property features a strong mix of gravelly loam and sand over gravel soils across undulating country, that enjoys the Porongurup Ranges as a backdrop to the north. Originally timbered with jarrah, redgum and paperbark, 'Banyula' is supported by a solid average annual rainfall of approximately 700mm. Soil fertility has been maintained with applications of 100kg super 3:1 annually, complemented by a liming program at varied rates of 2-4t/ha.

Water security is plentiful from 18 dams and one soak. 'Banyula' is divided into 27 paddocks, with excellent fencing and a central laneway system.

Improvements are extensive and include:

**TYPE:** For Sale

**INTERNET ID:** 300P194428

**SALE DETAILS**

**\$6,500,000**

**CONTACT DETAILS**

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Simon Thomas**  
0407 380 365

- Two stand shearing shed
- Large high span fully enclosed GP shed with concrete floor, 30m x 20m with 2 x 220,000 litre water tanks
- 18m x 9m GP shed
- 10m x 7m GP shed
- 20m x 12m GP shed
- 2 sets of cattle yards
- Four bedroom one bathroom fibro and iron home in good condition

Combining location, exceptional water and quality improvements, 'Banyula' presents an excellent opportunity to acquire a proven grazing property in a highly regarded Great Southern farming location.

For further information or to arrange an inspection contact Simon Thomas 0407 380 365.

- Land Area 345.51 hectares
- Bedrooms: 4
- Bathrooms: 1

## HOMESTEAD

Bedrooms	4
Bathrooms	1







