



7063 Hamilton Road, WINNEJUP, WA 6255

A small farm with big dreams!

78.20 hectares, 193.23 acres

Embark on your rural endeavour in this highly productive region. Situated in the Blackwood Valley and handy to Bridgetown, Greenbushes and Manjimup, this property offers water, production, and numerous house sites to build your future.

Currently operating as a beef grazing operation, the property is well fenced into multiple paddocks with reliable water supply from a large key dam, smaller dams and soaks. A laneway allows easy movement of cattle to the high-quality yards, which include a vet crush and loading ramp.

A steel frame GP shed provides storage space for a tractor or hay and has a lockup bay with roller door for secure storage.

The property is undulating without being steep with excellent pasture from the loam soils. Granite outcrops and a treed creek line make this property picturesque and offers many enviable house sites.

TYPE: For Sale

INTERNET ID: 300P196332

SALE DETAILS

\$1,200,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Adrian Carroll
0401 524 295

Contact exclusive selling agent Adrian Carroll, Elders Real Estate South West to arrange an inspection.

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 78.2 hectares





