



## 320 Mitchell Road, NEWLANDS, WA 6251

Newlands Diversity and Opportunity

**128.00 hectares, 316.29 acres**

Positioned in the tightly held Newlands locality within the Shire of Donnybrook-Balingup, this well-balanced 316-acre\* property offers an outstanding blend of productive grazing country and relaxed rural living across three separate titles.

Water is a standout feature, with multiple dams complemented by the Capel River (south) flowing through the property, providing both practical reliability and natural appeal. Designed for ease of management, the farm includes near-new steel cattle yards and a well-planned, fully fenced laneway system enabling efficient livestock handling and movement.

The property lends itself strongly to a grazing enterprise, with the infrastructure and layout already in place to support efficient day-to-day operations, while still offering the lifestyle benefits of space, water and natural surrounds.

The residence, built in 2003, provides comfortable and functional family living. A central kitchen, dining and living area forms the hub of the home, while the master suite

**TYPE:** For Sale  
**INTERNET ID:** 300P196863  
**SALE DETAILS**

**\$2,750,000**

**CONTACT DETAILS**

**Bunbury**  
 11 Stirling Street  
 Bunbury, WA

**Adrian Carroll**  
 0401 524 295

features a walk-through ensuite. Additional features include a dedicated office, second lounge, two minor bedrooms, storeroom, wood fire heating and a covered patio, creating a warm and practical home suited to both family life and entertaining. A solar power system offsets the power bills to ease the cost of living.

An established 400-tree irrigated macadamia orchard adds an additional income stream or future expansion opportunity, without detracting from the property's core grazing and lifestyle appeal.

A rare opportunity to secure a well-watered, highly usable rural holding in one of the South West's most desirable farming pockets, offering flexibility, productivity and genuine lifestyle upside.

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 128 hectares
- Bedrooms: 3
- Bathrooms: 2

## HOMESTEAD

Bedrooms	3
Bathrooms	2



