



## 496 North Road, WANNAMAL, WA 6505

"Doriana" – Prime Mixed Farming Opportunity with Scale, Water & Infrastructure

**671.57 hectares, 1,659.44 acres**

OFFERS TO PURCHASE CLOSE FRIDAY 3RD JULY 2026 @ 4PM.

Presenting "Doriana" – a substantial rural holding offering exceptional opportunity to establish, expand, or diversify your agricultural enterprise.

Encompassing an impressive 671.569 hectares (1,659.48 acres) within the Shire of Chittering, this versatile property delivers the ideal foundation for cropping, grazing, or mixed farming pursuits.

Boasting gently undulating country, productive gravelly loam and grey loam soils, and an average annual rainfall of approximately 600mm, Doriana offers the natural ingredients required for a productive and sustainable farming operation.

The property's original vegetation includes White Gum, Red Gum, Jarrah, and York Gum, reflecting the rich agricultural landscape of the region.

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.

**TYPE:** For Sale

**INTERNET ID:** 300P196928

**SALE DETAILS**

**Offers to Purchase**

**CONTACT DETAILS**

**Elders Perth**

Level 2, 195 Great Eastern  
Highway  
BELMONT, WA  
08 9422 2444

**Sharon Johnson**

0418 958 651

Water security is a standout feature, with an extensive and reliable supply including:

- 3 dams
- 2 solar-powered bores
- 1 soak
- 3 x 20,000L water tanks
- 4 x 32,000L water tanks

Infrastructure is well established and ready to support a working farm operation, featuring:

- Excellent 18m x 30m general purpose shed
- 32m x 8m general purpose shed with connected power and water
- 12m x 18m shearing shed with 2 stands, in fair condition

Adding further value is an existing communications tower lease, currently returning approximately \$4,000 per annum plus GST.

Conveniently located just 42km from Bindoon, the property offers rural seclusion without sacrificing accessibility.

Shire rates are approximately \$7,350 per annum.

Whether you're seeking to grow your current farming footprint, develop a productive mixed farming enterprise, or secure a large-scale rural asset with proven potential, "Doriana" represents a rare and exciting opportunity.

Contact me today to arrange your inspection and explore the possibilities this outstanding farming property has to offer.

All inquiries to exclusive selling agents Elders Real Estate

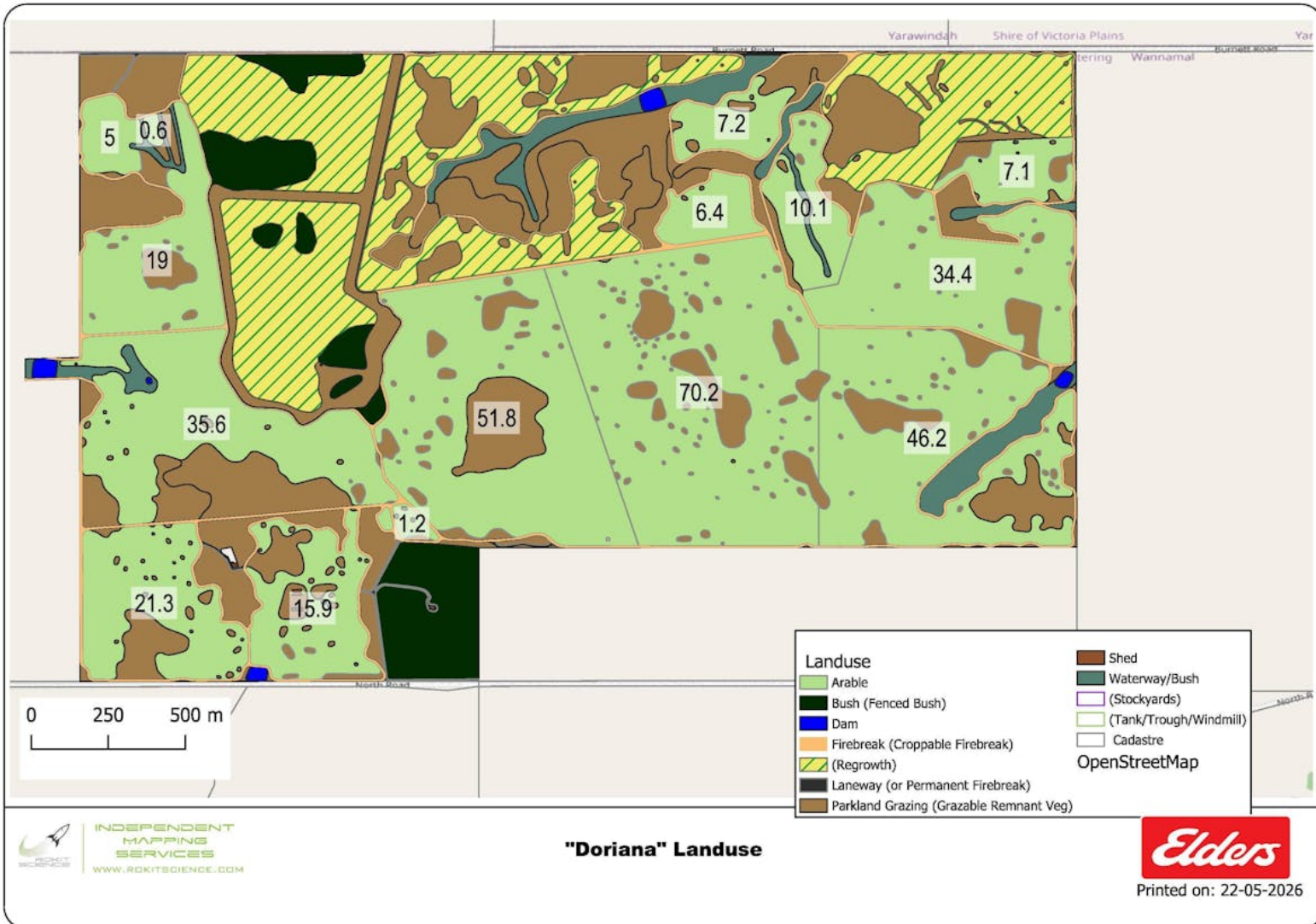
Sharon Johnson | 0418 958 651 | Sharon.Johnson@elders.com.au

- Land Area 671.567729 hectares









**"Doriana" Landuse**