

315 Jackson Road, UDUC, WA 6220

Peaceful Rural Living with Space for the Whole Family

Set across picturesque countryside, this exceptional rural lifestyle property delivers space, comfort and versatility. Framed by a stunning tree-lined driveway and expansive views across the surrounding landscape, the property combines quality family living with practical infrastructure suited to a range of agricultural or lifestyle pursuits.

Designed for relaxed country living, this spacious family home offers multiple living zones, generous bedrooms and expansive outdoor entertaining areas, creating the perfect balance of comfort, functionality and peaceful rural living.

Opening fully, the expansive stacker doors beautifully blur the line between indoors and outdoors, creating one seamless entertaining space. The effortless connection brings the alfresco experience inside while framing the stunning rural outlook and allowing natural light to flood the home. Roller screens positioned between the alfresco and patio areas provide additional comfort and flexibility for year-round entertaining.

The outdoor entertaining zone has also been thoughtfully designed for practicality, featuring a large outdoor sink with hot and cold water conveniently positioned near the kitchen window, ideal for outdoor cooking, entertaining and larger gatherings.

TYPE: For Sale

INTERNET ID: 300P197128

SALE DETAILS

Offers Over \$2,800,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Anthony (skip) Schirripa
0417 292 923

Year-round comfort is assured with reverse cycle air conditioning in the main living area, including a newer system positioned above the television that efficiently services the space. A second unit is also installed and currently utilised primarily as a fan.

Water infrastructure has been thoughtfully designed, with both rainwater and irrigation water servicing the main residence. A simple valve changeover system allows flexibility between the two supplies, with water passing through a large double filtration system and UV light treatment for added peace of mind. The caretaker's cottage is also connected to irrigation water through its own double filtration and UV system, along with a separate rainwater tap.

The accommodation is well suited to families, featuring spacious bedrooms, a large master suite complete with walk-in robe and ensuite, dedicated office space and multiple living areas. Outdoor living has also been enhanced with a generous entertaining patio added in recent years, while a second smaller patio near the garage provides additional versatility.

Practical features have also been carefully considered with a conveniently positioned septic system located just outside the laundry door.

Infrastructure across the property is extensive and well suited to a variety of rural operations. Three substantial sheds provide excellent storage and workspace options:

- Shed 1, positioned near the caretaker's cottage, includes a small cool room in the rear corner.
- Shed 2 has been fitted with cool room panels and an insulated ceiling and is currently utilised as a honey processing room for jarring, storage and labelling. It also includes an efficient reverse cycle air conditioning system.
- Shed 3 is a large machinery shed and workshop complete with two roller doors.

A separate caretakers cottage adds further flexibility and is currently used as an egg handling and honey jar sanitising area. The cottage is equipped with two air conditioning units, including one reverse cycle system.

With quality improvements already in place, exceptional infrastructure and wide-open rural surrounds, this is a property that offers lifestyle, productivity and future potential in one impressive package.

Buyers Note: The property is being sold on a GST farmland exempt basis, subject to the buyer continuing to operate the property for farming purposes. Should the buyer elect not to continue farming the property, GST may apply to the purchase price.

Land Rates: \$2981.85 p/a*

Water Rates: \$5,160 p/a* + consumption fee

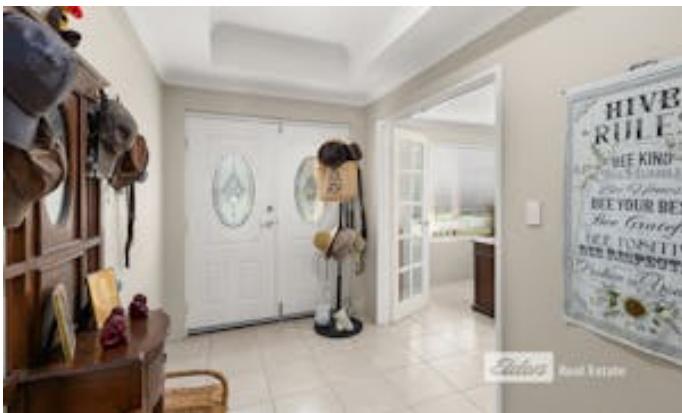
Built: 2012

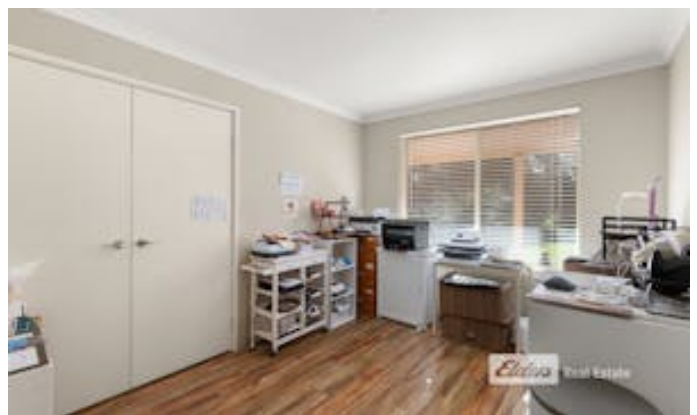
Zoning: Priority Agriculture

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) 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 98 acres
- Bedrooms: 4
- Bathrooms: 2









315 Jackson Road, Uduc



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