



271 Old Plains Road, BEJOORDING, WA 6566

Rare Rural Opportunity – 95.33 Acres of Lifestyle, Comfort & Self-Sufficiency

Properties of this calibre in the tightly held Bejoording district rarely become available. Combining a beautifully updated family home with 95.33 acres of mixed farming land, reliable year-round water, quality infrastructure and breathtaking valley views, 271 Old Plains Road, Bejoording presents a unique opportunity to secure the country lifestyle you've been dreaming of.

Whether you're looking to run a few head of cattle, establish a hobby farm, embrace a more self-sufficient way of living, or simply escape the hustle and bustle, this exceptional property offers the perfect balance of modern comfort, space and rural freedom.

Freshly updated throughout, the home has been thoughtfully renovated to provide a warm and inviting atmosphere. The open plan layout creates the heart of the home, with the kitchen which features a sizable butler's pantry, overlooking both the dining and lounge areas, allowing family and guests to stay connected while entertaining or preparing meals.

All three bedrooms are generously sized and feature built-in robes, with the master having a walk in robe, while brand new carpets provide a fresh and modern finish.

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: 300P198715

SALE DETAILS

**Offers Invited Around
\$1,550,000**

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern
Highway
BELMONT, WA
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Sharon Johnson
0418 958 651

Designed for year-round comfort, the home offers evaporative air conditioning, a split system air conditioner and a slow combustion wood fireplace. Adding to the practicality is a dual hot water system comprising an instantaneous gas hot water unit and a wood-fired hot water unit-ideal for keeping running costs down during the cooler months.

Step outside and discover an entertainer's paradise. The expansive outdoor entertaining area is complete with a wood-fired pizza oven, making it the perfect place to gather with family and friends. A separate decked sitting area captures stunning views across the valley, while the dedicated firepit area invites you to relax under the stars and enjoy the peace and tranquillity that country living provides. Established gardens surround the home, creating a picturesque setting in every season.

Property Features

- 95.33 acres of mixed farming land
- Freshly updated three-bedroom, two-bathroom family home
- Open plan kitchen with butler's pantry, dining and lounge
- Brand new carpets throughout all bedrooms
- Built-in robes to every bedroom
- Practical storeroom adjoining the home
- Hardiplank and iron construction built in the mid-1990s
- Evaporative air conditioning
- Split system air conditioning
- Slow combustion wood fireplace
- Instantaneous gas hot water system
- Wood-fired hot water unit
- Affordable Satellite NBN available
- 15-amp generator connection ready for backup power
- Large 6m x 9m x 3m shed with concrete floor, power and water
- Approximately 64,000 litres of water storage
- Well established vegetable garden
- Fully fenced and suitable for cattle
- Established gardens
- Spacious outdoor entertaining area with wood-fired pizza oven
- Elevated deck overlooking the valley
- Dedicated firepit area

Outstanding Water Security

Water is often one of the most important considerations when purchasing a rural property, and this one certainly delivers. The property boasts a developed spring that

supplies water to the home year-round, complemented by a middle dam and a lower dam, both situated on natural soaks. Thanks to this reliable setup, the current owners have only required two loads of water throughout the entire summer-offering excellent peace of mind for future owners.

Lifestyle & Location

Enjoy the best of country living while remaining within easy reach of essential services.

- Approximately 22km to Toodyay
- Approximately 24km to Bolgart for a classic country pub meal
- Approximately 40km to the Jennacubbine Tavern
- Approximately 50km to Northam
- Approximately 89km to Midland

Families will appreciate the convenience of School Bus Services WA, with pickup available right at the front gate upon request.

Located within the Shire of Toodyay and zoned Rural, this property offers the freedom to create the lifestyle you've always imagined.

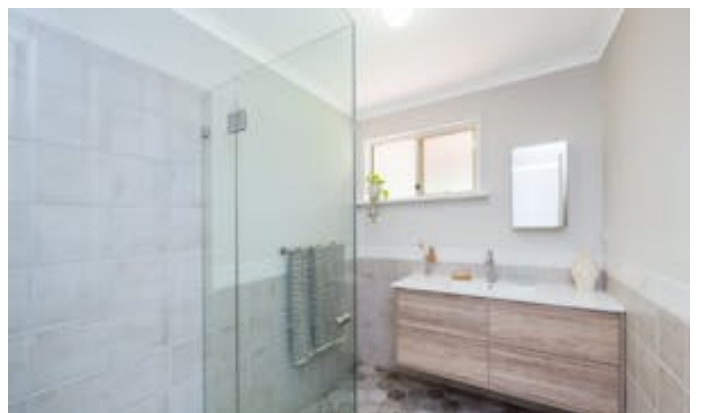
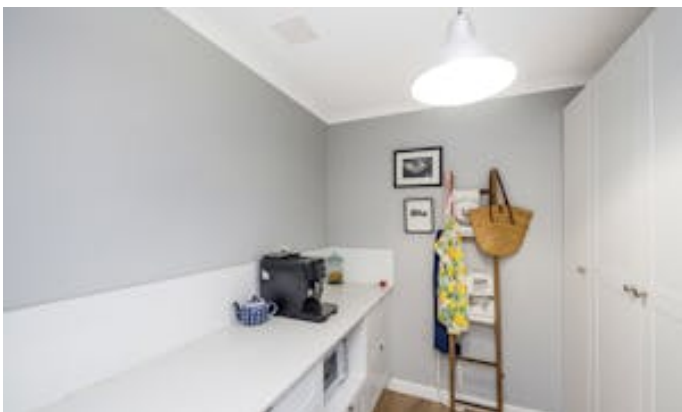
Raise your children surrounded by nature, keep livestock, grow your own produce, enjoy clean country air and experience the privacy and space that only acreage living can provide. FIFO families will particularly appreciate the peaceful retreat, offering the perfect place to come home and unwind after a swing away.

Properties offering this combination of modern family living, productive acreage, dependable water supply and quality infrastructure are becoming increasingly difficult to find. If you've been waiting for the opportunity to secure your own slice of rural Western Australia, 271 Old Plains Road, Bejoording is one that deserves your immediate attention.

All inquiries to exclusive selling agents Elders Real Estate

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

- Land Area 95.33 acres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4
- Single carport





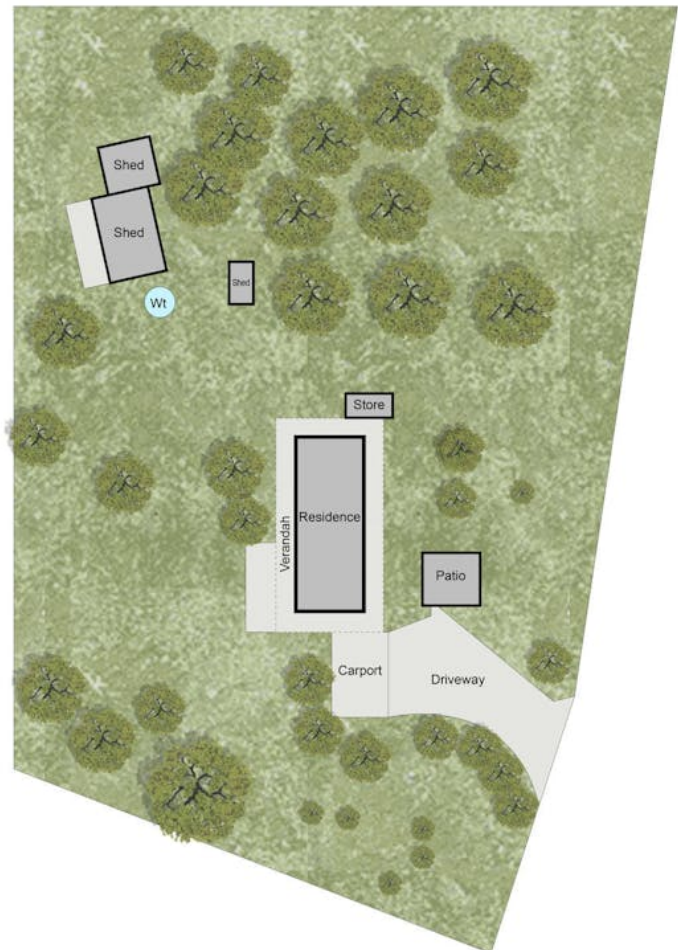






Internal: 133.1 sqm
 External: 255.0 sqm
Total: 388.1 sqm

The site and floorplan are not to scale. Dimensions are approximate.



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