



Old Spencers Road, MOKINE, WA 6401

Scenic, Peaceful Rural Lifestyle

26.63 hectares, 65.80 acres

Discover the perfect blend of natural beauty and rural lifestyle at Lot 1 Old Spencers Brook Road, Mokine. Encompassing 26.63 hectares (approximately 65.8 acres), this picturesque property offers an outstanding opportunity to build your dream country home, establish a hobby farm or secure a peaceful rural retreat.

Ideally positioned just 2.5km from Clackline (Great Eastern Highway), approximately 16km from Northam and 52km from Midland, the property combines the tranquillity of country living with convenient access to regional services Northam provides.

Featuring gently rising topography from approximately 200 metres above sea level at the front of the property to 268 metres at the rear, the land captures attractive elevated views across the surrounding countryside. Impressive granite outcrops and established stands of York Gum provide natural character, shade and habitat, making this a truly appealing lifestyle property.

The property is divided into three fenced paddocks, supported by two dams, with the

TYPE: For Sale

INTERNET ID: 300P199234

SALE DETAILS

Offers from \$700,000

CONTACT DETAILS

**Elders Real Estate,
Northam**

15 Peel Terrace
NORTHAM, WA
08 9622 6000

Ian (Fred) Hill
0417 991 573

added convenience of scheme water and power already connected. Fronting a sealed bitumen road, access is straightforward all year round.

Property Features

26.63 hectares (approximately 65.8 acres)

Rural-zoned lifestyle property

Just 2.5km from Clackline

Approximately 16km to Northam

Approximately 52km to Midland

Bitumen road frontage and excellent access

Scheme water connected

Power connected

Divided into three fenced paddocks

Shed with 2 bays concrete floor

Cattle yard

Two dams

Attractive granite outcrops

Predominantly vegetated with mature York Gum trees

Gently rising topography with elevated views

Ideal for a country home, hobby farm or weekend retreat (STCA)

Offering a rare combination of natural beauty and an enviable location, this is an exceptional opportunity to secure your own slice of the Avon Valley countryside.

Contact Fred Hill today for further information or to arrange your inspection.

0417 991 573 fred.hill@elders.com.au

- Land Area 26.63 hectares





