



1679 Somers Road, WAROONA, WA 6215

'Chilly Downs' 40.483 ha (100 Acres)

40.48 hectares, 100.03 acres

Very productive farm in prime location with excellent infrastructure. Hard to find a better property of this size. Fenced into 9 watered, tree-lined paddocks, this property easily runs 25 cows with calves or 300 sheep, typically carried through to finished weight while still cutting 100 rolls of hay.

All fencing is of good quality and suitable for cattle, horses, sheep, with quality concrete troughs in all paddocks. Top quality pasture throughout with a mixture of ryegrass and clovers.

Recently located and renovated 3 -bedroom home represents a clean slate for you to establish your landscaping vision, and excellent sheds provide all the storage and workspace you could want.

This property has been thoughtfully set out, with the long-established tree lines representing many years of foresight. All infrastructure has been designed for ease of management and built to last.

This property is incredibly well located, hidden away at the end of a quiet road only ten minutes from Waroona, and under 45 minutes from the centre of Mandurah.

TYPE: Sold

INTERNET ID: 300P84955

SALE DETAILS

Offers over \$1,100,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Doug Butcher
0409 374 671

Please call Doug or Noel for a list of the many features and your private inspection.

- Land Area 40.48 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1







