

**1 Boilup Road, Boilup, WA 6394**



**Sold Mixed Farming**

Tuesday, 5 September 2023

1 Boilup Road, Boilup, WA 6394

Area: 253 m<sup>2</sup>

Type: Mixed Farming

## Contact agent

253.77 hectares | 627.08 acres | 5 lots Presenting "Waterdale," a historic property located at the corner of Collie-Changerup Road and Boilup Road in Kojonup. This quality mixed farming land offers a rare opportunity for those seeking a property within a closely held area just 13 kilometers from the idyllic township of Kojonup. With two road access and spanning across five lots totalling 627 acres, "Waterdale" presents a unique blend of wandoo and jarrah soils, rolling hills, and has ideal sites for a well-planned homestead. This property is ideal for those looking to either expand or establish an agricultural enterprise, indulge in a hobby farm, or simply enjoy the tranquillity of country living. The possibilities are endless with this versatile land, which is perfect for mixed farming. Whether you envision cultivating crops, grazing livestock, or a combination of both, "Waterdale" provides the ideal canvas to turn your agricultural pursuits into reality. Situated in the heart of Kojonup farmland, this property offers convenient access to essential amenities, including schools, shops, and medical facilities. The nearby town centre is just a short drive away, ensuring you can enjoy the best of both worlds - a peaceful rural setting with urban conveniences within reach. Set for Auction on Friday, 6th October at 1:00pm (unless sold prior), you don't want to miss out on the opportunity to secure this prime piece of real estate. Whether you're an astute investor, a farming enthusiast, or someone seeking a serene country escape, "Waterdale" is the perfect property to fulfill your aspirations. For more information or to arrange a private inspection, please contact exclusive listing agent Bill Bennett on 0432 320 868 or [bill.bennett@raywhite.com](mailto:bill.bennett@raywhite.com) Kojonup Office - 3/103 Albany Highway, Kojonup