

1012 Weld Road, Capel, WA 6271



Sold Acreage

Monday, 4 September 2023

1012 Weld Road, Capel, WA 6271

Bedrooms: 4

Bathrooms: 2

Area: 55 m2

Type: Acreage



Rob Farris

0418956700

\$1,810,000

1012 WELD ROAD, CAPEL RIVER Located on 500 metres of the picturesque tree lined banks of the Capel River. This outstanding 137.5acre (55.6Hectare) gently undulating landholding is just 10 minutes east of all the facilities of Capel where you will find a great Tavern, IGA Supermarket, bakery & cafes plus many other small businesses. Schooling and education are well catered for, with two primary schools, and private and public high schools in both Bunbury and Busselton, just 20 minutes' drive from Capel. Being an easy 20 minutes' drive to the fabulous pristine waters of Forrest Beach which you can access with your 4WD, bring your horses for a ride on the dedicated horse beach, take your dog for a walk or run. Launch your boat to go fishing, crabbing or squidging or just spend the day on the large stretches of flat white sand swimming, beach fishing, sunbaking or having a BBQ. Even closer is the stunning "Peppermint Grove Beach" where you can launch a boat and enjoy all the beach activities including the dog friendly zone. IN TODAY'S WORLD, MORE PEOPLE ARE LOOKING TO BE SELF-SUSTAINABLE AND LIVING OFF-THE-GRID. This property is a prime example and ticks all the boxes to achieve this by just installing solar power to your requirements. The avocados can generate extra income, along with livestock and hay sales for a buyer that requires some cash flow. Lifestyle and self-sustainability await the prospective buyer and their family plus the opportunity to live off the grid. Try your luck down on the riverbanks marroning in season, fishing or collecting some freshwater mussels. There are plenty of food production opportunities including lambs, cattle, chickens, ducks and turkeys, an orchard already in place, grow all your own vegetables with ample low-cost water and plenty of wood to collect for the winter fires & hot water. The light sandy gravel with alluvial loams on the flood plain provides suitable soils for the established and successful avocado plantation of approximately 2,500 trees. Planted on 4 blocks over 14 hectares there is an additional 2 Hectares prepared for further planting. A feature of the property is the magnificent "Toorak" brick and tile 4 bedroom x 2 bathroom Summit Homes built home (293 sqm) plus large patio, surrounded by well-maintained, reticulated landscaped gardens. The high gabled ceiling over the kitchen, meals and family area creates a spacious ambience with a log fire and ducted evaporative air-conditioning providing heating and cooling, if required all year round. Just a short distance from the house is a renovated habitable open plan "Studio" with a separate shower and toilet for all the family, guests or workers to use whilst creating some separation from the house. The property is irrigated from the Capel River via a 100,000KL water licence. Water is pumped to a dam for distribution around the property. Additional water is available from 2 x 50,000L rainwater tanks. There is approximately 14Ha of remnant native jarrah and red gum bushland along the eastern boundary of the property and fringed by riparian vegetation along the river plain to the south. As part of the previous horticulture operation there is a large 24m x 12m powered shed which houses a 7m x 6m coolroom. Plus attached is a shower and toilet for a quick clean up after a day's work. Other infrastructure includes a 16m x 6m general purpose shed with 3 open front bays for parking and storage beside the house where the "Studio" is situated. Other features of the home include: Massive open kitchen Wood heater Ducted evaporative air-conditioning Separate study Separate games room Conservatory / Sunroom Spa in en-suite Covered alfresco area overlooking the picturesque gardens and up to the avocado trees and beautiful dam, take a look and breath in the fresh air it's so tranquil here. Inspection of this magnificent property is a must and will not disappoint. For a private viewing contact: Rob Farris, JMW Real Estate - 0418 956 700 email: rob@jmwrealestate.com.au -or- Tony Morgan, Morgan Sudlow - 0418 900 349 email: tonymorgan@morgansudlow.com.au