

**11067 Bussell Highway, Forest Grove, WA 6286**



**Lifestyle For Sale**

Saturday, 4 May 2024

11067 Bussell Highway, Forest Grove, WA 6286

Area: 78 m2

Type: Lifestyle



Barry Granville  
0897579333

**FROM \$1,950,000 + GST if Applicable**

Escape to the serenity of rural living with this 78-ha rural property adjacent to pristine State Forest Reserve. Perfectly positioned just a 15-minute drive from Margaret River along Bussell Hwy, With sprawling hectares of land at your disposal and the gentle whisper of the forest breeze, you will easily find tranquillity and solace of rural living as you escape the hustle and bustle of urban living. Conveniently located within close proximity to Margaret River and only 7 kilometres to Witchcliffe, you can enjoy the best of both worlds : the peace of rural living and easy access to essential amenities and services. The newly installed stock water troughs, pumps and water lines all connected to the reliable soak/ dam ensure your agricultural endeavours will be supported with excellence. With brand-new fencing on three sides, whether you envision grazing livestock, cultivating hay or silage, utilising the property as a run-off lot or exploring a tourism venture this land offers excellent versatility for various pursuits. Another easy option is to just sit back and enjoy the property whilst you collect the rent from the current lessee (who is keen to continue to look after the land). Large parcels of land of this size are difficult to find so make sure you don't miss the opportunity and book an inspection today.