

# 1196 Bennies Road, Wanerie, WA 6503

## Lifestyle For Sale

Tuesday, 21 May 2024

1196 Bennies Road, Wanerie, WA 6503

Bedrooms: 4

Bathrooms: 2

Parkings: 11

Area: 32 m2

Type: Lifestyle



Adam Shields  
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**\$950,000**

Under Offer! After a few inspections, local buyers on our data base snapped it up. (If you want something like this call or text Adam or email inquiry to register your interest for the next one) This sought after farming property just inland from Ledge Point, offers a peaceful rural lifestyle with plenty of space to spread out and enjoy the beauty of the Aussie countryside. Located 5 mins East, off Indian Ocean Drive down Bennies Rd in the suburb of Wanerie. Land size: 32.02ha / 79.12ac Shire rates: Approximately \$2,500 Zoning: General Rural (farming) Homestead: 4x2 plus office, formal lounge and dining. Price guide: \$950,000 Water: Bore, River, Dam, Tanks Large Homestead: -Brick and Iron Built in 1990 -4 bedrooms and 2 bathrooms -Open plan living with a wood fireplace and air con -Formal lounge and dining area -Separate office/ 5th bedroom -The master bedroom features an ensuite and built in robe, while -Three additional bedrooms have built in robes -Air conditioning in living, and master bedroom -Veranda that wraps around the home, sun room and semi enclosed alfresco area -5KW solar system on shed connected to the grid to reduce power bills -Room for a pool and much more -Ready for you to buy and enhance to your liking Sheds: -The main shed is 21 x 8m with an additional 6 x 21m lean-to -Inside shed is a cool room, butchers room and old shower/ toilet room -Power and concrete floor in main lock up shed -Chook sheds & a variety of miscellaneous sheds Water: -Domestic bore -3 concrete rain water tanks -1 concrete tank filled from the bore, connected to toilets and few other things Paddocks: -Multiple paddocks, suited to cropping and grazing if desired -Stock yard -Stock trough Location: -Conveniently situated 35 minutes from Gingin townsite -Only a 20 odd minute drive to Lancelin or Ledge -Commute to Joondalup in just under 1 hr -Reach Perth Airport in approximately 1 hour and 20 minutes or so! Don't miss the opportunity to make "OBAN PARK" your new property! Contact us today for more information or to go on our data base for other listings, coming up in the Country north of Perth!...Adam Shields: M: 0429 104 760 E: adam@asr.team OR Aimee Shields: M: 0436 300 466 E: aimee@asr.team This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct. Adam Shields Realty/ Nutrien Harcourts do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.