

128 Logue Brook Dam Road, Cookernup, WA 6219

Sold Lifestyle

Wednesday, 6 September 2023

128 Logue Brook Dam Road, Cookernup, WA 6219

Bedrooms: 3

Bathrooms: 1

Area: 40 m2

Type: Lifestyle



Lorelle Fry

0417909915

Contact agent

LAWD is pleased to present for sale 128 Logue Brook Dam Road, (the Property), a unique rural lifestyle opportunity comprising 40.15* hectares (99.22* acres), located in Cookernup, 11* kilometres north of Harvey and 130* kilometres south of Perth. The Property benefits from quality loam to granite loam soil types with a north-sloping aspect that encourages maximum winter pasture growth for livestock grazing. Topography rises from the Clarke's Brook at the entrance to the Property, where all infrastructure is located. At the top of a steep incline, the land becomes level and reveals breathtaking coastal and valley views. Water security is a feature and is secured by a Rural Water Service provided by Harvey Water (sourced from Lake Brockman). The Property is situated in a high rainfall area (700-800mm*) with a Mediterranean climate, warm to hot dry summers and mild, wet winters. The 1980s two-storey three-bedroom and one-bathroom cedar dwelling needs a makeover or will provide a base while a new home is being built. Cooling and heating are supplied via ducted evaporative air conditioning and a pot belly. Lake Brockman tourist park is located within four* kilometres of the Property where you can enjoy swimming, canoeing, trout fishing, marroning (in season), bushwalking, camping and skiing. IMPROVEMENTS • 10m* x 14m* fully lockable general-purpose shed with power and concrete floor • 6m* x 10m* garage with power and concrete floor • 6m* x 4m* studio/workshop, no power • Fit for-purpose stock yards with crush and ramp • Fenced into one paddock • Mixed variety of fruit trees The Property is being offered for sale by Expression of Interest by formal offer closing 1 pm (AWST) Thursday 19 of October IF NOT SOLD PRIOR. Inspection by appointment only with exclusive agents. *approximate