

131 Price Road, Chapman Hill, WA 6280



Other For Sale

Wednesday, 12 June 2024

131 Price Road, Chapman Hill, WA 6280

Bedrooms: 5

Bathrooms: 2

Area: 275 m2

Type: Other



Peter Worsfold

0420975024

Expressions of Interest

This is a once in a lifetime opportunity to purchase a meticulously managed 680 acres on 5 titles situated in Chapman Hill. With 2km of dual frontage of fresh water from the Vasse River what we have here is a property where tranquillity meets convenience. You are only 15 minutes from Busselton with an excellent dual carriageway bitumen road all the way to your property boundary. This exceptional property boasts:

- Two spacious homes provide versatility for extended families or rental income. The main dwelling is a grand rammed earth house with 5 bedrooms, open-plan design, and rustic charm. Added to this is two bitumen tennis courts.
- An efficient pasture management system ensures lush grazing for livestock. Yearly applications of fertilizer (with cobalt/selenium /zinc) and/or lime.
- Most boundary and approximately 50% of internal fencing recently erected ("Deer proof" 190cm high x 15 cm verticals) netting. Laneways to the cattle yards allow ease of cattle movement from most paddocks.
- Reliable rainfall district of approximately 851mm
- 30 paddocks of varying sizes, 23 with gravity fed water, all in good condition with most have the protection of a tree lined boundary.
- Underground power to all buildings/pump sheds etc from Western Power supply.
- A productive King Protea patch, many thousands of planted Jarrahs, Spotted Gum, Sydney Blue Gum, Grandis, Botriodies, Tuart and Karri trees that add a natural beauty to the property showcasing the productive soils of the property.

Don't miss your chance to secure this once in a lifetime opportunity. For more information or inspection contact Peter Worsfold 0420 975 024