

**135 Spillman Road, Bindoon, WA 6502**



**Sold Mixed Farming**

Saturday, 2 September 2023

135 Spillman Road, Bindoon, WA 6502

**Bedrooms: 5**

**Bathrooms: 2**

**Area: 760 m2**

**Type: Mixed Farming**



Mark Hay

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**\$7,000,000**

This amazing 761 HA/1880-acre, picture perfect farm, offers one of the very best opportunities currently available to secure a strongly viable farming enterprise. Supremely located only 100km north of Perth, in the blue-ribbon farming district of Victoria Plains, this is the ultimate rural investment. As little as 15km from the thriving town ship of Bindoon, this magnificent property boasts a glorious rambling 4/5 bedroom home, perched majestically on the hill, with magnificent rolling, green, rural vista, from every room. A typical farmers delight kitchen, with super spacious dining, and glorious living room, with a classic open fireplace and potbelly for snuggling up on these cold winter nights. This magnificent home is set in a beautiful country cottage garden setting, and boasts rich and lustrous timber floorboards throughout, stone benches, and reverse cycle air conditioning in 6 rooms. Featuring fully reticulated gardens, glorious outdoor living areas, triple car garage and even its own backup generator. This home will have you feeling you have truly arrived!! With a further 2 substantial dwellings, being a 3-bedroom house and a 2-bedroom cottage, offering you great accommodation options, and are suitable for your farm manager, and numerous farm visitors (all hooked up to solar panels). This is the ideal getaway for those seeking the rural dream, and yet all so close to everything including Perth, the Coast, Midland, and Bindoon. The standout feature of this magnificent holding is the ever-abundant water supply throughout the property. Featuring 4 dams and 4 soaks filled to the brim, solar panel pumps, 10 tanks and 10 troughs, water is clearly the knockout feature throughout the entire property, making "Minston Park" farm ideally suited for either sheep, cattle grazing, cropping enterprises, or any combination. The rolling hills with the park land cleared and clean pastures, are fenced to a high standard into 12 paddocks, suitable for either cattle or sheep, with the majority of fencing being double barb, ring lock, and star pickets. Originally timbered with white and red gum with some jarrah, the highly productive and sought after gravel/loam soils are blessed with an outstanding 600mm rainfall. The property has an expansive near new machinery shed of 16mx35m, a workshop, combined hay shed of 45mx15m, and grain storage of 6 silos on cement footings. There is a disused 3-stand timber iron shearing shed, which with minimal work, an erection of yards could be pressed into immediate service. Undergoing only minimal conservative farming practises and cropping in the last decade, all paddocks have a very well-established pasture base of Dalkeith and Seaton Park clover throughout. This property is set up to capitalise on any serious farming operations. Properties that tick all the boxes like these are very difficult to find, and this property will be sure to drive intense interest across all sectors. This property offers the serious farmer, investor, lifestyle, and corporate client looking for carbon credits, one of the very best opportunities to invest in the radically expanding rural market today. Inspections are strictly via appointment.