

156 Gavins Road, Capel, WA 6271

Elders

Other For Sale

Wednesday, 15 May 2024

156 Gavins Road, Capel, WA 6271

Bedrooms: 2

Bathrooms: 1

Area: 17 m2

Type: Other



Bec Slade

0417921524

\$1,500,000

Nestled just as you exit Capel, along a picturesque yet accessible stretch of road, lies an extraordinary opportunity waiting to be seized. This expansive 17.15-hectare (approximately 42.38-acre) property offers a rare chance to become part of the region's dynamic landscape, brimming with potential and promise.

Strategic Location: Currently zoned as Rural, this parcel of land boasts a strategic location that has served as the cornerstone of a successful trucking business for its current owners. Positioned on a popular, albeit tranquil road, it offers the perfect blend of accessibility and seclusion, making it an ideal hub for various ventures.

Versatile Assets: At the heart of the property stands a remarkable Shed House, a testament to ingenuity and functionality. Spanning an impressive 24 metres in length x 10 metres in depth, this structure houses not only living quarters but also an expansive open bay storage area, complemented by an upstairs mezzanine for additional storage needs. Plans are underway to obtain retrospective approval for the residence, ensuring compliance and peace of mind for future endeavours. In addition to the main structure, the property features an auxiliary 6-metre x 6-metre shed, offering further flexibility and utility for a variety of purposes.

Natural Bounty: Embracing the essence of rural living, the property showcases a harmonious blend of functionality and natural beauty. Dotted across the landscape are acres of flourishing olive trees and well-tended fruit orchards, enveloped by netting to safeguard their bounty. Equipped to accommodate livestock, the property includes well-appointed stockyards and horse shelters, catering to both agricultural pursuits and equestrian enthusiasts alike.

Amenities: A bore on the premises ensures the sustainable irrigation of lawns, gardens, and trees surrounding the residence, fostering an oasis of greenery amidst the terrain.

Unparalleled Potential: In a region where opportunities for rural lifestyle blocks are scarce, this sprawling acreage stands as a beacon of possibility. Whether you aspire to create your idyllic rural retreat or harbor ambitions of leaving a lasting imprint on Capel's evolving landscape, this property offers a canvas upon which to manifest your vision.

Seize the Moment: Now is the time to act and secure your stake in Capel's future. With its strategic location, versatile infrastructure, and natural splendour, this property promises not only a retreat from the ordinary but also a gateway to endless possibilities. Don't miss out on this rare chance to shape your destiny amidst the beauty of our rural Southwest coast. Call me today to arrange an inspection. Bec Slade 0417 921 524 "I work, live and breathe the lifestyle that I sell."

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterisk) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.