

**1582 Hopeland Road, Nambeelup, WA 6207**



**Mixed Farming For Sale**

Monday, 17 June 2024

1582 Hopeland Road, Nambeelup, WA 6207

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 81 m2**

**Type: Mixed Farming**



Kim Koch

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## From \$2.3 Million

WITH SO MANY POSSIBILITIES! This is a rare opportunity to purchase a large quality landholding Zoned 'Rural' located only 16 minutes to the Pinjarra Shopping Centre and 24 minutes to Mandurah. With good quality, high yielding soils and an excellent water supply, it would be suitable for a wide range of uses including agricultural pursuits, the perfect location to establish a horse training or agistment centre, the opportunity to run a variety of businesses from home or just the perfect location to build that dream home in a picturesque setting and enjoy a lifestyle change. The block is level and predominantly cleared pastureland with plenty of mature shade trees for livestock throughout the property. Currently the land is utilised for grazing and hay production, with approximately 50 head of cattle on the property. Further features include:-

- Excellent quality water supply with working windmill & 91,000 litre concrete tank.
- Winter creek & 2 seasonal dams.
- 8.5M x 6M Powered workshop with concrete floor.
- 11M x 8M open hay shed with concrete floor.
- Under cover storage facility with concrete floor, parks 3 vehicles (tandem).
- 1 bedroom, transportable home with kitchenette & bathroom.
- Cattle yards & loading ramp.
- Several well fenced paddocks with water troughs.
- Older outbuildings including hay shed and shelter.

Properties of this size and still conveniently located close to all amenities are hard to come by so call Kim Koch on 0407 777 923 to make an appointment to view. INFORMATION DISCLAIMER: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document.