

183 Doghill Road, Baldivis, WA 6171

Residential Land For Sale

Tuesday, 11 June 2024

183 Doghill Road, Baldivis, WA 6171

Area: 4 m2

Type: Residential Land



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OFFERS OVER \$1,200,000

Always dreamt of escaping to the country, but work and commitments keep you tied to city life? Look no further, and don't miss this chance to secure your very own slice of heaven! Take advantage of this rare and magnificent opportunity to build the home you have always wished for and live the dream, enjoying the tree change only a rural lifestyle can offer, with the amenity of the city at your finger tips. Reap the myriad rewards this 11 acre wonderland has to offer, with a flourishing established macadamia orchard, stunning trees brimming with an abundance of nuts, as well as space for animals, veggie gardens, workshops, and storage for all the toys, the possibilities are endless. Located just 7 km from the local shopping centre and primary school, 15km from the beautiful beaches and sparkling waters of Safety Bay and Rockingham foreshores, 40kms from Fremantle, 45kms from Perth city, this enchanting 11 acre property, with expansive views over farmland to the Darling Ranges, will charm you with the promise of a tranquil and more connected life, whilst staying within easy reach of the city's amenity. Brimming with a mix of eucalypts and macadamias, with areas of cleared land in between, the block feels like you're away in the forest from the minute you drive in whilst offering plenty of space to embark on that project or start the hobby farm you've always dreamt of. Gentle slopes offer a choice of elevated house sites to build and capture beautiful views, with a previous site still offering the benefits a rainwater tank and solar panels. The property has been a 20 year labour of love for the current custodians who established the orchard of approx 900 irrigated trees and now have it boasting a bountiful harvest of macadamias each year. If continuing to farm the nuts is of interest, there is a production factory next door and the sellers offer to assist with management for the initial period comes with the sale of the property. The nuts are deliciously creamy and the lush green canopies that produce them attract an incredible array of birdlife whose songs and chatter add immensely to the beauty of this magical place. These 11 acres of paradise are filled with potential and options. WAPC application to divide into 2 lots is underway and could easily be finalised by the new owner, each lot with potential to build the home of your dreams plus an ancillary dwelling. Of course, building out to its potential whilst retaining as a single title is also an option, allowing the savvy to create a rental income, whilst saving on rates etc that come with owning multiple lots. 183 Doghill Rd, Baldivis is a rare offering in today's market. If you've been looking for an opportunity to escape the city but can't completely leave it, we may have the perfect opportunity for you and it is definitely a must see. 11 acres of pristine land with expansive views. Serenity with easy access to amenity. Established Irrigated Macadamia farm producing bountiful harvests. Mix of established trees and cleared land with choice of building sites. 40 Kms to Perth and 45kms to Fremantle and just 15kms to the beautiful blue waters of Waikiki. 5kw solar array. Rainwater tank. Opportunity to subdivide with WAPC application already in process. and storage for all the toys,