

**186 Blechynden Road, Dinninup, WA 6244**



**Mixed Farming For Sale**

Wednesday, 6 December 2023

186 Blechynden Road, Dinninup, WA 6244

**Bedrooms: 6**

**Bathrooms: 3**

**Area: 117 m2**

**Type: Mixed Farming**



Gerald Wetherall

0409689625

## Offers from \$1,595,000

Nestled along the banks of the Blackwood River offering approximately 117.69 Hectares (290 Acre) this property is full of possibilities and versatility. The current owners have enjoyed the serenity this wonderful property presents while embarking on their rural pursuits, aquiculture, cropping and livestock production. The property boasts an abundance of water with 20 dams and 2 soaks, some stocked with bream, barramundi and marron, the soils are generally sandy loam with some gravel and a small section of yellow sand. The topography of the property is soft undulating cropping and grazing through to the shelter belts, natural bush and river country securing a versatile oasis of flora and fauna. The main home features 3X1 constructed from three containers, while a second 2x1 and third home 1x1 are constructed from dongers and used as weekend getaways. To view the property, by appointment only please contact Gerald Wetherall 0409 689 625

Property Features • 3 Klms river frontage • Grazing • Cropping • Lifestyle • Aquiculture • Private • 3 Houses (Not shire approved) • Medium to light soils • Abundant water • 2x8 Tonne Silos • Generally good fencing • Gravel pit • Yellow sand pit • Air conditioning • 2 KVA Generator