

201 & 202, 58 Melville Road, Brunswick, WA 6224



Lifestyle For Sale

Friday, 5 April 2024

201 & 202, 58 Melville Road, Brunswick, WA 6224

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 36 m2

Type: Lifestyle



Don Fry
0418909916



Lorelle Fry
0417909915

Offers Invited

LAWD is pleased to present for sale 'Coralea' 58 Melville Road, Brunswick (the Property), an intensive farming and lifestyle opportunity located in the tightly held and well-regarded Shire of Harvey in Western Australia. Featuring a total of 36.80* hectares, on two contiguous titles. This property is benefited by fertile soil types and favourable climatic conditions in an outstanding location and productive agricultural region of the southwest. 58 Melville Road is being offered for sale by Offers Invited as a whole or in two separate parcels. • Comprising of 36.80* hectares presenting an ideal canvas for various agricultural pursuits. • Lot 201 comprises of 2.03* hectares with an older style dwelling, old disused dairy, swimming pool, tennis court and free-standing car garage/general purpose shed. • One 90,000* litre rainwater tank services the dwelling, with an earth dam available for livestock and gardens. • Lot 202 comprises of 34.77* hectares of vacant land. A central laneway services all paddocks, however all internal fencing requires upgrading. Boundary fencing has been upgraded on the southern and eastern boundary. • Lot 202 is benefitted from access to a dependable water source obtained from Harvey Water with 53 shares (megalitres) sourced from the Wellington Dam. An earth dam is also located on this lot providing water for livestock. • The Property boasts a fertile soil composition, primarily characterised by a mix of loam over clay. • Average annual rainfall of 700* millimetres (Wokalup Weather Station) • The property has South Western Highway frontage with main access off Melville Road, with exceptional views of the Darling ranges to the east. • Strategically located in proximity to several regional centres including Brunswick two* kilometres, Harvey 21* kilometres, Australind 16* kilometres, Bunbury 30* kilometres and 162* kilometres to Perth. • Shire rates \$3,353* per annum. Contact exclusive agents Don Fry 0418 909 916 or Lorelle Fry 0417 909 915 for private inspections only.