

249 Lennards Brook, Gingin, WA 6503

Cropping For Sale

Friday, 3 May 2024

249 Lennards Brook, Gingin, WA 6503

Bedrooms: 7

Bathrooms: 4

Parkings: 12

Area: 27 m2

Type: Cropping



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Offers from \$2,500,000

Experience the pinnacle of country living at this extraordinary water property, offering an unparalleled lifestyle! Nestled on a sprawling 67-acre parcel of land zoned General Rural, just outside the charming Gingin Townsite, this property promises a lifestyle of tranquillity and serenity beyond compare...Main Features: Land size: 27.1 Ha/ 67 Ac (approx.)Zoning: General Rural Water, Water, Water!!!Dwellings: 2 Homesteads and Granny Flat Income: \$450 p/wk from 2nd homesteadLennard Brook: Old title owning to the centre of the permanent flowing spring water Brook!!Water Lic: 40,000KL (To pump direct from Lennard Brook)Views: Breath-taking views from the hill top, gazebo, bedrooms, and verandah'sSoils: Very fertile Gingin loam soilsPrice Guide: From \$2.5 millionMain Homestead:-Double brick and iron, this charming home boasts a timeless appeal, built in 1970-Featuring 3 bedrooms and 2 bathrooms under main roof-Offering ample space for comfortable living-The open-plan design seamlessly integrates the kitchen, dining and lounge areas-A separate office provides the ideal space for work or study-Evaporative air conditioning throughout-Cosy wood fireplace on chilly evenings-Electric hot water system-6KW solar system-Double carport -Embrace the outdoors on the veranda and gazebo, perfect for entertaining or simply soaking in the serene surroundingsGranny Flat:-Offering 1 bedroom and 1 bathroom, this self-contained space provides additional accommodation-A small kitchenette and storage/art room that add functionality and versatilitySecond Homestead:-Double brick and iron home, featuring 3 bedrooms and 1 bathroom-Enjoy sweeping views from the veranda encircling the homeSheds:-Various sheds including a main shed, tractor shed and storage shed, catering to your storage needsWater:-1x 4-inch bore (electric pump)-Water license of 40,000 KL, ensuring ample water supply for various purposes-A picturesque windmill in working order supplying domestic spring water to 2 x tanks on hill and each dwelling-Tanks and 3 spring-fed soaks contribute to the property's water resourcesOther Features:-Nestled along the tranquil Lennard Brook, providing an idyllic setting for peaceful strolls or picnics-Divided into 4 main paddocks ideal for livestock, equestrian, horticulture, aquiculture and many other farming pursuits-Fertile workable soilsDon't overlook this exceptional opportunity!To discuss further or arrange a viewing, please contact us via call, text, or email.Adam Shields:M: 0429 104 760E: adam@asr.teamORAimee ShieldsM: 0436 300 466E: aimee@asr.teamThis information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct. Adam Shields Realty/ Nutrien Harcourts do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.