

2579 Ferguson Road, Lowden, WA 6240

ACTON **belle**
PROPERTY

Lifestyle For Sale

Wednesday, 24 January 2024

2579 Ferguson Road, Lowden, WA 6240

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 19 m2

Type: Lifestyle



Peter Johnston

Offers

Grazing farm on Ferguson Road situated 25km outside of Dardanup on the Lowden side of Preston Valley adjacent to the Wellington National Park, offering spectacle of natural beauty. The 4-bedroom homestead faces south and offers panoramic views over the surrounding landscape. The home is a classic 90's brick construction with high ceilings, open plan lounge, living areas, a spacious kitchen with modern compliances including a large walk-in pantry. All 4 bedrooms are generous in size and capture views of the countryside with the master suite having access to a private courtyard. Wood fireplaces, split system air-conditioning and sweeping verandahs provide comfort throughout the winter and summer months along with visual views over gardens, fruit trees, entertaining areas, below-ground pool and elevated gazebo, perfect for gatherings with family and friends. Sheds and workshop include a four-bay garage, a machinery/storage shed, a couple more storage and tool sheds and a separate underground cellar/ bunker. The property is currently set up for stock grazing including horses, complete with stockyards, 2 dams with one being soak-fed and equipped with a solar pump that fills the top of the hill tanks. The water is gravity-fed down to water troughs and gardens. Some of the fences will need work, along with a bit of fertilizer and seed applied to the land. Options may be available to lease out the land to nearby farmers if required. Centrally located midway between Donnybrook and Dardanup, a short drive to Preston Valley Store and Gnomesville, right at the gateway to Ferguson Valley's wineries, art galleries, and culinary delights. This is indeed a rare opportunity for any nature enthusiast or small grazier to own a scenic property in the Preston Valley and adjacent to the Wellington National Park, offering a year-round spectacle of nature's beauty. Well worth the inspection if you're a serious buyer, please contact the agent on 0439 971 150 to request the Information memorandum and arrange an inspection.

Town distance:

- 4.8km to Lowden (Preston Valley Store)
- 19.8km to Donnybrook township
- 25.4km to Dardanup township
- 32.1km to Boyanup township
- 42.8km to Bunbury City

Property features:

- Swimming pool
- Elevated gazebo
- Underground cellar
- 2 dams (solar pump on northern dam pumps to homestead)
- 5 rainwater tanks
- Beautiful assortment of fruit trees
- Divided into 4 paddocks
- Numerous sheds & workshop
- Solar power with 8 panels
- School bus stop at driveway
- Stone-built fire pits

Title details:

- Lot 1816 on Deposited Plan 119361 Volume 2037 folio 533
- 19.08ha or 47.13 acres
- Zoned: General agriculture
- Shire of Donnybrook-Balingup