

281 Paterson Road, Monjilup, WA 6450

Sold Cropping

Friday, 19 January 2024

281 Paterson Road, Monjilup, WA 6450

Area: 29 m2

Type: Cropping



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\$1,850,000

- Amazing opportunity to secure a well established equine business and beautiful homestead set on 71 acres, 10km's north of Esperance. - The business currently specialises in spelling and/or freshening of racehorses with stabling and day paddock facilities, as well as quality oaten chaff production. - Amazing facilities offered including round yard, treatment yards and float hire. - Barn style shed houses excellent stable setup and tack room designed for best practice handling and horsemanship. There is another large shed for feed, hay and machinery storage with additional handling facilities. - More than 20 paddocks of differing sizes are divided by a mixture of electrified plain wire, netting and post and rail fencing. The well designed laneway system offers excellent paddock access and safe, easy equine management. - Pastures are subcovers and perennials. Bore supplies excellent fresh water. - Large brick and tile Homestead is five bedroom, two bathroom plus study. The residence is designed for easy living, retaining its own sense of grandeur. - Main living area is open plan with large country kitchen. - Separate formal dining room, separate formal lounge room and a massive games room. - Paved alfresco and barbeque area off main living. - Fully enclosed Patio housing an underground swimming pool and entertaining area. - This is a high end established property for those perusing a standalone business in the equine industry. - All financials offered to qualified and genuine buyers. - A must see to appreciate the heart and soul put into developing this amazing property. - Priced at \$2,000,000.00