

**29406 South Western Highway (Diamond Tree),
Manjimup, WA 6258**



Lifestyle For Sale

Wednesday, 15 May 2024

29406 South Western Highway (Diamond Tree), Manjimup, WA 6258

Bedrooms: 4

Bathrooms: 3

Area: 43 m2

Type: Lifestyle



Colin Wallbank
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Expressions of Interest

Welcome to Warren Grange Farm. The Sellers are seeking Expressions of Interest from Buyers in the range of \$1.3m to \$1.5m. Once every now and then, a rural property comes along that truly ticks all the boxes. Wide open spaces, rich, fertile soils, and abundance of water, a quaint period house with stunning views, storage and shed space galore, plus the added bonus of a separate house or studio waiting to be realised. That's exactly what awaits you at this beautiful 107 acre property. Located midway between Pemberton and Manjimup. The property sits on a section of open, rolling pasture and cultivated land with a complete external fence and separated into several paddocks. It has a 64ML dam with culvert and may qualify for licensed spring water rights. The property boasts some of the richest soils in the region and has demonstrated its quality through the production of a wide range of heirloom tomatoes, pumpkins, peppers, garlic and more. There is currently 13ha of cultivated land, which is irrigated by a 3Kw submersible pump from the dam with smart system which is automated or can be operated remotely via an app. The irrigation system allows for up to a 20,000 litre per hour capacity. The farm cottage is substantial in size, with 4 bedrooms, the main having an ensuite, plus a study or library, lounge room, separate dining and a sunroom. The galley style kitchen is a central feature of the home and there are views from every room. Off the rear of the house is a good size verandah that faces south down the property which offers expansive views right through the year. It's a wonderful place to sit back and relax as the sun slowly edges toward the horizon, right on the boundary of the property. The house also has a storage room off the laundry and another separate patio facing west. The 25m x 10m open machinery shed offers a massive space for your machinery, storage and related agricultural activities. The entire space has a concrete floor and a built-in cool room, all of which is complemented by multiple 15 amp power outlets and an additional rain water tank. But just when you thought this farm could not offer any more, it just keeps on giving. And in here lies an enormous opportunity to create an additional space that could be used for a separate accommodation space for family and friends, short stay accommodation, a home-based business or your own personal space to pursue your favourite pastime. The building offers 2-bedroom areas, toilet and space for a bathroom and kitchenette, which have been plumbed but not completed. Part of the cottage was originally a tobacco drying shed and is built with bricks from the original brickworks in Manjimup. Although not completed, the area is wrapped in the region's history and is ready for you to put your own personal stamp on it. This property offers so much, whether to continue operation as a producer of premium heirloom vegetables, livestock or viticulture, or as a hobby farm and place to enjoy your surrounds... The popular roadside stall serves as a beloved destination for locals and tourists alike. Positioned prominently at the Pemberton turn off and accessible via sealed roads with plenty of parking, it stands as an additional income generator for the farm. Visitors are invited to experience the best of Warren Grange Farm's farm-fresh produce at this thriving roadside stall. With so many qualities and so much opportunity, this property demands attention for any buyer looking to secure arguably one of the best rural properties in the district.