

**3 Koornong Drive, Brookton, WA 6306**

**Residential Land For Sale**

Tuesday, 21 May 2024



3 Koornong Drive, Brookton, WA 6306

Area: 1856 m2

Type: Residential Land



Angela Moore

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## OFFERS FROM \$75K

What can you hear? .... Only the whistle of the trees, choruses of the birds, and sounds of country farm life calling..... Be at one with nature - Natural habitats teeming with rare native wildlife on your own piece of paradise that is Brookton. This block of land offers the perfect opportunity for those seeking a peaceful rural lifestyle with the convenience of nearby amenities and the charm of a close-knit community. Whether you dream of building a country home, starting a hobby farm, or simply enjoying the beauty of nature, this property in Brookton is an ideal choice. Situated in the Wheatbelt region of Western Australia, approximately 138km southeast of Perth. Become apart of a welcoming and close-knit rural community, with local events and activities fostering a strong sense of belonging. KEY FEATURES:• Perth only 1.5hrs away!• Block is 2 minutes from Brookton's town centre.• Fenced 1856 sqm rectangular block, zoned R10 land.• Conveniently located near the Brookton Highway, providing direct access to Perth and other regional centres.• Fertile loam soil ideal for various agricultural activities such as cropping, livestock, or horticulture.• Equipped with a reliable water source, including a bore and/or access to a local creek or dam.• Brookton District High School is 20 minute walk away.• Brookton Oval and the Brookton Aquatic Centre offer sports and recreational activities.• Museum & Heritage Centre.• A mix of cleared land and native bushland, offering privacy and an attractive natural environment.• Mature trees provide shade and enhance the rural ambiance.• Family outdoor activities - hiking, bird watching and picnicking in the Weam, Kulyaling, Boyagin Reserves and local parks - Seabrook, Memorial and Lions Picnic Park.• Scheme water available and power is installed on land boundaries. Shire rates \$1,047 P/A | Water rates \$275 approx. FOLLOW ME ON FACEBOOK TO SEE WHAT'S COMING NEXT! @angelamoorerealestateDisclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy.All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.