

30503 South Western Highway, Quinninup, WA 6258 **Professionals**

Lifestyle For Sale

Wednesday, 22 November 2023

30503 South Western Highway, Quinninup, WA 6258

Bedrooms: 4

Bathrooms: 1

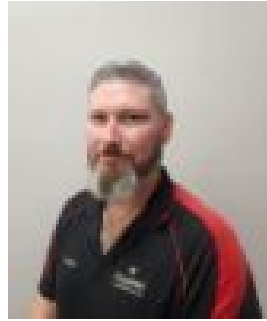
Parkings: 10

Area: 39 m2

Type: Lifestyle



Dianna Western
0438342664



Brett Western
0438465366

\$1,150,000

This property is an unbelievable delight, this is what dreams are made of. 39.41 acres of pristine Southern Forest prime agricultural land zoned General Agriculture, welcome to the food bowl of the South West! A beautiful spring fed dam and the Binningup Brook running through the property - this property has an abundance of water. Approximately 45 acres cleared, this includes the house yard and sheds which overlook the dam. Then a following 25 acres of parkland cleared land and the remainder is natural bush with firebreaks in place. The cleared area consists of two ringlock paddocks and there are also two fenced boundaries. Fence line clearings have been worked into the natural bush to create provision for an additional 4 paddocks. Currently stocked with over 30 Dorpers. A very comfortable rammed earth home of which is partially rendered. 4 well sized bedrooms, each with sliding door access outside and quality window treatments. The master bedroom would easily convert to feature an ensuite if you make use of the large store room, a very easy conversion. The kitchen just oozes country charm. Modern stainless steel appliances including dishwasher, gas cooktop, electric oven and rangehood. There is fantastic bench and cupboard space, including an island bench. Lovely open style living with the dining and family room all leading onto one another with a wood fire, ceiling fan and feature raked ceiling and all this leads out to the most amazing patio space that overlooks the dam. Furthermore to this there is a second living space that is more tucked away. The bathroom is perfectly renovated, completely tiled including wall tiles, shower recess and modern vanity. This bathroom is a feature, perfectly presented in natural grey. Separate to this is the laundry with great cupboard and bench space. Now let's talk water: the gardens are fully reticulated and the home features a 4 way water filter with an 80,000L water tank, pump from the dam and pressure pump to the home. Western Power connected, new septic and leach drains and an instant gas hot water system. The dam is a 20 feet deep spring fed dam with overflow, you will never be without water. A 15,000KL free water license and great potential for expansion on this dam or additional dams. Time now to talk sheds, there are 4 sheds to this property. There are two workshop sheds that are powered, these are Colourbond and situated closest to the house, amazing space! Then in addition to this there are two machinery sheds close by. This property is so well tucked away, we will need to send you a map so you can find it! It is the ultimate dream escape, with so many features, that they simply can't all be listed. You really need to see it in real life to appreciate how amazing it is. We will be holding viewings by appointment on the morning of the 6th of December 2023. Viewings will be limited, so don't miss out, contact us today to register your interest!