

# 311 Lowden Grimwade Road, Lowden, WA 6240



## Lifestyle For Sale

Tuesday, 28 May 2024

311 Lowden Grimwade Road, Lowden, WA 6240

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 40 m2

Type: Lifestyle



Shane Atherton

0411117723

## Offers Over \$1,500,000

Located in the heart of the fertile Preston Valley you will find this wonderful 40.5 Ha/100 acre property that sits nicely elevated with views galore. "Lowden Ridge Farm" has been operating as a free-range farm for over a decade, creating a range of quality home-grown produce such as cattle, sheep, olive oil, marron and poultry. The rich soils and fresh water from the massive gully dam allow for a productive business and a gratifying and peaceful rural lifestyle. The farm is located 3 kms from the South Western Highway and has the luxury of a sealed bitumen road right up to farm gate. Once inside the property the focus is on the 5 bedroom, 2 bathroom home featuring over 200m<sup>2</sup> of living area. The country style kitchen boasts a traditional wood fired oven plus modern gas and electric appliances. The master bedroom looks out across the valley with uninterrupted views of the incredible dam and valleys beyond. The ensuite is accessed via the walk-in robe area. Raised ceilings are featured through the very spacious living and dining areas and the large log fire along with reverse cycle split system air conditioner keep the house warm during winter, cool during summer. The long hall way takes you to the laundry, second bathroom and 4 minor bedrooms, all good size. The house is protected and enhanced by a 3 m verandah that wraps around all four sides of the house and allows for owners to enjoy the outdoors and the views across the valley all year round. Alongside the house is a well-equipped 9m x 9m powered shed/workshop surrounded by 3m verandas on 2 sides. Located nearby is a 3-sided machinery shed measuring 9 m x 6m with a concrete floor. The house and the large shed feed two rain water tanks, each holding 92,000 litres of drinking water. And another smaller rainwater tank is fed by the machinery shed. The magnificent dam is a glorious sight and an even better asset to the property providing plenty of water for stock all year round. The olive grove of 200 trees is watered from the electric pump located at the side of the dam, as are the serene gardens surrounding the house and yard. The garden is home to many local bird species and is a delight to sit in and enjoy watching and listening the variety of birds that visit every day. A thriving marron population enjoy the sanctuary of the dam, as do a variety of waterbird species. The wooden jetty is a great destination for young and old, a great spot to spend an afternoon in the summer. There are numerous granite deposits located across the property and the fertile soil allows for good grass growth throughout the seasons. A generous hay paddock can be found at the far end of the property, one of 11 paddocks on the farm. There is also a stock dam located on the other side of the gully that is fed from the paddocks nearby. Natural bush is also well represented and there's no end of firewood located across the property. Other features include serviceable cattle yards, lock up dog kennel, chook pen and raised vegetable garden beds. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Barr and Standley Pty Ltd ABN 55 651 170 731