

34204 Albany Highway, Narrikup, WA 6326

House For Sale

Wednesday, 29 May 2024

34204 Albany Highway, Narrikup, WA 6326

Bedrooms: 4

Bathrooms: 2

Area: 46 m2

Type: House



Neels Delpont
0450451401

Offers Above \$1,397,000

34204 Albany Highway, Narrikup – a magnificent 46-hectare property that perfectly blends functionality and comfort in the heart of the Great Southern region of Western Australia. This is an ideal opportunity for those looking to embrace a rural lifestyle with all the necessary amenities for modern farming.

- 4 bedrooms, plus office and 2 bathrooms
- Rumpus room under main roof, separate to main house
- Wraparound verandah enhances the rural aspect of the home
- Large 34m x 9m machinery shed with potential
- Shearing shed and cattle yards to handle animals
- Great water supply on the property, dams, rainwater, bore, scheme water
- External and internal fencing up to good standards

As you enter the property, you'll notice the robust high deer fencing surrounding the entire estate, complemented by an electric fence to ensure the safety and containment of your animals. The property is thoughtfully divided into five paddocks, each equipped with its own small dam, providing ample water resources for livestock and irrigation needs. The centerpiece of this property is a beautifully designed 4-bedroom plus office, 2-bathroom home. This residence offers the perfect blend of comfort and style, featuring three spacious living areas where you can unwind with family and friends, a dedicated study for all your work-from-home needs, and modern amenities throughout. The layout is both practical and inviting, making it a wonderful place to call home.

For those with agricultural pursuits, the infrastructure on this property is second to none. You'll find a 34m x 9m open shed with a fertilizer bay, perfect for storing equipment and supplies. The 2-stand shearing shed is ready for all your wool production needs, and the loading dock ensures easy handling of livestock and goods. Additionally, the property boasts two 36-ton silos, providing ample storage for feed or grain, and a well-equipped cattle yards with a crush, making cattle management straightforward and efficient. The five paddocks, each with their own dam, ensure that water is always available for your livestock, promoting a sustainable and productive farming environment. Whether you're interested in cattle, sheep, or other livestock, this setup provides all the necessary facilities to support your agricultural ambitions.

34204 Albany Highway is more than just a piece of land; it's a fully equipped, ready-to-go farming enterprise with a comfortable family home at its heart. Whether you're looking to expand your agricultural operations or start a new venture, this property offers everything you need to succeed. Come and experience the potential and beauty of this exceptional property – your dream rural lifestyle awaits!

Distances
Schools – Albany 26km,
Mount Barker 25km
Shops - Albany 29km, Mount Barker 23km
Beaches – Middleton – 29km
Albany Health Campus – 29km
Big roundabout Albany – 26km

For your private inspection or more information please contact Neels Delpont, 0450 451 401 or email neels.delpont@elders.com.au