

# 38 SETTLERS BOUNDARY ROAD, Tingledale, WA 6333



## Sold Farmlet

Friday, 8 September 2023

38 SETTLERS BOUNDARY ROAD, Tingledale, WA 6333

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 47 m2**

**Type: Farmlet**



Brett Lukey

**\$8,700,000**

This lovely rural holding of 117 acres is situated west of Denmark in a high rainfall area close to the valley of the giants. The home has great rustic ambience and very fitting for the location featuring High ceilings, clearstory windows letting in the northern light and great timber work throughout. Recently the home has benefited from new appliances and HWS amongst other things. A generous sized powered workshop is close to the house as is the orchard trees and cubby style chook house. About 50 acres of tidy loamy pastures are currently home to some pretty contented sheep and could easily be stocked for cattle as well. Then property is well watered with two dams, creek and rainwater holding. The forests areas under conservation and has some magnificent examples of Sheoak, Karri, Marri, Jarrah, Tingle and Swamp Gum. What a great self-sufficient lifestyle property in which you could lease out the paddocks or run your own stock. Nearby are some of the best surfing and fishing beaches in the region as well as all the trails. Call me for your private viewing today.