

38491 South Western Highway, Broke, WA 6398



Mixed Farming For Sale

Monday, 22 January 2024

38491 South Western Highway, Broke, WA 6398

Bedrooms: 6

Bathrooms: 3

Area: 27 m2

Type: Mixed Farming



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\$1,295,000

Welcome to 38491 South Western Highway, Crystal Springs – a spectacular 68-acre property boasting cleared grazing land, two distinct residences, and an array of features that define the epitome of countryside living.

Main Residence: A Double Brick Beauty Step into the first house, a double brick home exuding timeless charm. This dwelling is thoughtfully designed with a full verandah embracing all sides, creating an inviting ambiance. Featuring:

- **Bedrooms:** Three spacious bedrooms providing comfort and tranquility.
- **Bathrooms:** Two well-appointed bathrooms for convenience.
- **Living Spaces:** Open plan living seamlessly connects formal and informal dining areas.
- **Architectural Highlights:** Revel in the raked ceiling adorned with exposed wooden beams.
- **Fireplace:** A cozy open fireplace graces the formal lounge, perfect for chilly evenings.
- **Flooring:** Immerse yourself in the warmth of jarrah flooring throughout living areas.
- **Kitchen:** A stunning jarrah kitchen awaits, equipped with a large oven, induction cooktop, skylight, and more.
- **Energy-Efficient:** Benefit from a solar hot water system, embracing sustainable living.

Second Residence: Quaint Cottage Charm The second dwelling is a delightful three-bedroom cottage with one bathroom, featuring:

- **Enclosed Yard:** Enjoy the privacy of an enclosed yard, perfect for relaxation.
- **Utilities:** Solar hot water system ensures energy efficiency.

Property Highlights:

- **Acreage:** 68 acres of cleared grazing land, perfect for farming or livestock.
- **Outdoor Space:** A large fully fenced yard with fruit trees, beautiful manicured lawns, an extensive vegetable garden and large chook run.
- **Water Storage:** Three large water tanks for ample water supply.
- **Solar Power:** Benefit from a 4.5kW solar panel system, contributing to a sustainable lifestyle.
- **Water Features:** Two dams provide essential water resources for the property.
- **Fully Fenced:** The entire farm is fully fenced, offering security and privacy.
- **Location:** Just 8 kilometers from Mandalay Beach, with Banksia Camp in close proximity.
- **Nature's Backdrop:** Adjacent to a national park, immerse yourself in the beauty of a karri forest at your doorstep.

This is more than just a property; it's a lifestyle. Embrace the tranquility of Crystal Springs, where the beauty of nature and the comfort of modern living coalesce seamlessly. Don't miss the opportunity to make this stunning property your own. Contact us today to schedule a private viewing.