

387 Treeton Road North, Treeton, WA 6284

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PROPERTY

Mixed Farming For Sale

Saturday, 13 April 2024

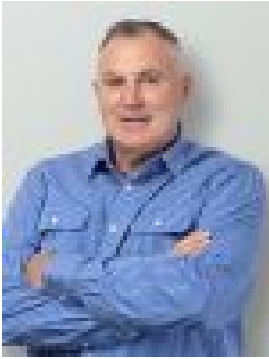
387 Treeton Road North, Treeton, WA 6284

Bedrooms: 2

Bathrooms: 1

Area: 52 m2

Type: Mixed Farming



Peter Johnston



Brook Palmateer
0498555053

Express sale

Express sale: all offers presented by 4pm 24th April unless sold prior. Being offered for sale for the first time since 1964 is Fairbank Farm, a delightful and charming property situated just 6 km South East of the quaint town of Cowaramup, near Margaret River the centre of the South West wine region. With 129 acres of slightly undulating land, the farm exhibits all the character and charm of the pioneering days, with a very old timber and fibro settlement cottage, separate single men's quarters, old dairy and an assortment of sheds/workshops in varying condition. The property straddles both sides of Treeton Road North, consisting of a lovely meandering winter creek line, with green valley summer grazing, rolling hills and pockets remnant Jarrah and Marri Forest. Around the old farmhouse is an established orchard with a variety of fruit, while the water supply for the property is from a small winter soak on the South side and well on the North. Location is key, you are only approximately 7-10 minutes' drive into the charming town of Cowaramup, where you can hop from cafes, restaurants, local bakery, along with many high profile tourism shops. Cowaramup has a large range of services, including pharmacy, doctor, primary school, and some new and exciting tourism ventures currently under construction. Vasse townsite is a short distance to the North, and Margaret River to the South, providing additional shopping, school, and medical options.

- Old timber & fibro settlement cottage (buyers note: the house is deemed uninhabitable with no electrical connection)
- Old single men's quarters (buyers note: the quarters is deemed uninhabitable and only partially built, with no electrical connection)
- Shed 1- workshop
- Shed 2- hay shed
- Shed 3 - old dairy
- Shed 4 - machinery shed
- Pockets of beautiful native vegetation throughout
- Quality pasture
- Approximately 20 acres bushland
- 1 well
- Winter soak
- Fenced into 4 paddocks
- Slightly undulating
- Land straddles both sides of Treeton Road North
- Via Treeton Road heading south east to Cowaramup townsite approximately 7km
- Via Bussell Highway heading north to Vasse townsite approximately 30km
- Via Bussell Highway heading south to Margaret River approximately 19km

It's all about the charm and quality grazing country on this delightful property and with a bit of love and work improving and adding to the assets already in place, offers a myriad of possibilities for buyers looking for a premium rural holding within the South West tourism region.