

40 James Road, Hamel, WA 6215



Sold Acreage

Friday, 1 September 2023

40 James Road, Hamel, WA 6215

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 7 m2

Type: Acreage

\$1,500,000

Offers Closing 24th July 2023 at 5pm - Unless Sold Prior. (Sellers reserve the right to accept an offer without notice prior to the Closing Date) This exceptional property is without doubt one of the most complete lifestyle packages available in the Region! 19 acres of sprawling lush lawns and pastured paddocks, an expansive double brick main 4 bedroom 2 bathroom residence, a 2 bedroom 2 bathroom ancillary dwelling and everything a horse fanatic could want in a property and more! Home to locally renowned Chatahn Estate and tucked away with sprawling views this spectacular acreage is the definition of equestrian excellence. And it's easy to see why... The Equestrian Factor: Located just a short drive from the Murray Equestrian Centre and South Western Highway this is as close to horse heaven as possible. The large, separated paddocks are all supplied with automatic concrete water troughs and premium horse-safe fencing. **PROPERTY ATTRIBUTES:-** Main Residence 4x2 double brick / colour-bond roof- Cottage 2x2 double brick/ colour-bond roof - Large American barn - (13m x 10m) Concrete floor and powered, with 4 stables and tack area and additional room to expand if required. - Workshop/ storage - (12m x 6m) Concrete floor & powered. - Large American Barn (Powered 10m x 10m) float storage in breezeway- Veterinary horse crush and foal crush/ feed with hay, tooling and equipment storage. - Garden shed (3m x 2m)- 2 rain water tanks (79,000L + 30,000L estimate sizes)- 1 concrete tank (115,000L) with pump as backup to feed retic or water troughs) - 100mm main artery Harvey Rural Irrigation pressure pipe feeding irrigated paddocks and paddock troughs (Licensed 10 Meg)- 14 paddocks, featuring higher ground or lower lying to cater for different seasons and conditions, fully fenced and securely gated- Dressage Arena (floodlit & irrigated) 60m x 20m- 2 horse wash-bay tie up area- Mini cross country jumps in paddocks and around property - Matured and productive orchard with approx 25 different varieties from Avocados and Bananas to Loquat and Figs.- Fire retic system on the roof.- 5KW Solar panels **Location:-** Highly sought-after setting- Private location- Close to Murray Equestrian Centre- 40mins from Mandurah- Close to South Western Highway- Close to St Joseph's Primary School- Close to Waroona District High School Don't miss your chance to secure the ultimate equestrian acreage property in a location you're guaranteed to love. Get in quick to avoid missing out! **What Next?** Make sure you make an enquiry immediately to arrange a suitable time to view this sensational package for yourself. **Contact The McNeil Team from The Agency South West WA on 0421 167 107 today.** **Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.