

**4175 Graphite Road, Carlotta, WA 6275**



**Livestock For Sale**

Monday, 11 March 2024

4175 Graphite Road, Carlotta, WA 6275

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 71 m2**

**Type: Livestock**



No Agent Property WA  
1300594794

**\$1,600,000**

Phone enquiries - please quote property ID 33334. Introduction: Experience rural living with this exceptional property spanning 177.4 acres, conveniently located just 15.6 kilometres south of Nannup. Nestled amidst picturesque hills and surrounded by established gardens, this spacious 3-bedroom country home offers a serene retreat in the Shire of Nannup. Ideal Location: Situated in a region renowned for its mixed farming and cropping capabilities, this property presents a rare opportunity to embrace the rural lifestyle. With rolling hills, rich loamy soils, and ample water supply from dams and a winter brook, this holding is perfectly suited for various agricultural pursuits. Farm Infrastructure: The property has been farmed for many decades, with infrastructure in place to support cattle grazing approximately 60 breeders, and other farming activities. Features include stockyards, paddock fencing, a 4-bay open shed, a hay shed, ample water supply from upgraded dams, troughs and a winter brook. Comfortable Living: The country home is designed for rural living, boasting easy-care tiled flooring throughout, reverse cycle air conditioning for cooling, and a wood fire for warmth during winter. Large windows in the living spaces capture the stunning surroundings, creating a welcoming atmosphere for residents. Satellite TV and NBN are available. Property Highlights:- Spacious 3-bedroom brick home- Rainwater tank for ample water storage- Undercover parking and entertaining area- Separate access into the home through the laundry for added convenience- Open-plan living areas with 3 bedrooms and a bathroom- Reticulated gardens and fruit trees Opportunity Awaits: Don't miss the chance to secure this stunning property offering a sought-after size, prime location, and desirable land features. Whether you're seeking a rural lifestyle retreat or an investment in agricultural pursuits, this property offers endless opportunities. DISCLAIMER While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.