

427 Gordon Road, Beenong, WA 6353



Sold House

Sunday, 10 December 2023

427 Gordon Road, Beenong, WA 6353

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Area: 77 m2

Type: House



Amanda Milton

Contact agent

Do you want to feel like you live on a farm, without the farm? This 77.14ha property has a 5 bedroom, 1 bathroom, 2 toilet home with a brand new kitchen, that comes fully furnished, that might just be the ticket. This unusual property is situated 4.27km down Gordon Road in Beenong (Location near townsite of Lake Grace) and the Gordon Road turnoff is 12.5km from the 'crossroads' in the townsite of Lake Grace. This type of property is scarce in the wheatbelt. The location was originally the home of the owners of the surrounding farmland, now, this 'homestead lot' has come back to the market due to health issues of the current owner. Features you will love about this property: * Timber frame, timber piers, fibro/asbestos cladding, iron roof. * Originally the farm house to a larger farm. * Located at the end of Gordon Road (no thru traffic). * 77.14 ha title. - Note that will make this a Commercial Loan if you need funds. * 12 ha cropable in 3 areas. * 80% is a large salt lake which is part of the Lake Bryde lake chain. * Closest house is 2km away 'as the crow flies' or 3.5km by road. * Cropping farming land surrounding the property. * 5 Bedrooms, 4 downstairs and one upstairs that has its own lounge/study area. * Partially renovated bathroom with shower, bath and vanity. * Toilet separate from bathroom located in the laundry. * Separate toilet outside with new pan and cistern. * Living areas are light filled with aluminium windows. * New large kitchen with room for dishwasher. * Near new freestanding 540mm gas stove with electric oven. * Rangehood included but not installed. * Verandahs on 3 sides. * Laundry partially renovated. * Thru wall air conditioning to kitchen and upstairs lounge/sitting area. * Tile fireplace in kitchen/dining. * Gas instantaneous water system. * New paint throughout most areas including the concrete floors of the verandahs. * Mixture of fencing. * Easy care gardens with room for extensive vegetable beds and an established older orchard that could be further developed. * Older style garage with concrete floor and sliding doors. * Machinery shed with earth floor 18m wide 9m deep and 4m height at front. 3 sided cladding open on 18m frontage. * Fully furnished. (apply to agent for list of inclusions) * Gravel road access 4.27km to bitumen road. * 12.5km to Lake Grace townsite on bitumen road. * Mains power. * Mains water (water meter 4.27km away on main road, and rainwater tanks. * Septic sewerage. * Shire rates approx \$642 pa. * Water rates approx \$300pa. plus usage charges. * Rental value estimate approx \$300-\$320/week. 457 Gordon Road Beenong is 12.5km from the townsite of Lake Grace (Population approx 550) which is 325km south east of Perth, 250km north of Albany and 300km east of Bunbury. Lake Grace has a local District High School (K-10), Playgroup, Childcare facility, Community Resource Centre (CRC), Shire Hall, Cafe's, Grocery Store, Butcher Shop, Clothing Store, Hairdresser, Post Office, Hardware, Bank, Hotel and Volunteer Fire and Ambulance services. Lake Grace is a sub-regional town with many more services than it's population size would indicate. The town boasts excellent sporting facilities such as lawn bowls, golf, football, hockey, tennis, netball, basketball and 50m swimming pool. Industry is largely around agriculture with 2 major agricultural machinery dealerships, engineering workshop, agricultural machinery manufacturer, fuel distributor, freight depot, grain handling regional office and shire offices to name a few. Lake Grace has a full hospital with accident and emergency, medical practice, full time pharmacy, visiting dentist and allied health as well 24 hour ambulance and fire and emergency services (volunteer). To support your creativity there is a thriving regional artists group, and the area is home to amazing wildflowers and beautiful salt lake systems. The property is owner occupied and inspections are strictly by appointment. Don't delay, call, text or email today for more information, or to organise your private inspection. Buyers Note :- This land area will be considered a commercial loan for lending purposes. Contact: Amanda Milton Elders Real Estate Ph: 0429 654 011 (text/call) Email: amanda.milton@elders.com.au "Service isn't Something....It is Everything" Buyers Note All measurements/dollar amounts are approximate only. Boundaries marked on images are a guideline only. Buyers should complete their own due diligence, including a visual inspection before making an offer to purchase.