

451 Chittering Valley Road, Lower Chittering, WA 6084

House For Sale

Tuesday, 7 May 2024

451 Chittering Valley Road, Lower Chittering, WA 6084

Bedrooms: 3

Bathrooms: 2

Type: House



Brian McAllister
0418896354



Doreen Sharma
0415070683

Expression of interest

Nestled in the heart of the Chittering Valley, Goyamin Farm emerges as a timeless treasure, tracing its origins back to the visionary George Fletcher Moore in the 1930s. A picturesque rural landholding of 459ha that is well suited for cattle holdings, has quality soils, attention-grabbing views, and a plethora of options for attractive home sites. The Property is zoned Agricultural Resource, Current site improvements include good-quality boundary fencing, stockyards Power is available, two onsite dams, This expansive property spans 459.11 hectares (1,134 acres) across 7 distinct titles, weaving a narrative of agricultural excellence and historical significance. Enlivened by the gentle meanderings of the Brockman River, it boasts not only a tranquil ambiance but also a reliable water source, a cornerstone for sustaining thriving livestock. While predominantly devoted to grazing, a modest portion of the land finds purpose in hay cultivation, partially flat with some undulation and hills and with predominant red loam soils. It's mostly cleared land with areas of bush along the ridges. The region capitalizes on its prime location to cultivate tourism and agricultural ventures, with numerous boutique farms transitioning towards value-added sectors. Chittering already boasts a range of enticing attractions, including serene walking and riding trails, as well as captivating national parks. With ongoing and forthcoming developments, the area is evolving into a vibrant and sustainable tourism hub. It stands out as a premier destination for diverse trails, encompassing cycling, walking, and driving routes, complemented by agritourism and dark sky tourism experiences. Notably, significant private investments are nearing fruition, adding to the region's allure. These include a \$500 million six-star eco-resort targeting the Asian market, projected to create 350 jobs. Additionally, plans for a large multi-recreation facility featuring a 12,000m² lagoon, Formula One track replica, and state-of-the-art golf driving range are underway. This development aims to attract both Southeast Asian and domestic visitors, with an estimated 20,000 annual guests expected to flock to the Shire. It's worth noting that while the entire property is listed for sale, the option to acquire individual titles is a unique opportunity for buyers who may be interested in smaller parcels of land or have specific plans for certain sections of the property via Expression of Interest and starting from the high \$300k's. to \$3mil lots Contact us for a copy of the Information Memorandum. Property Features:- 459.11 ha site- Mostly flat with mild hills- Numerous options for home sites- Quality views throughout the site- Zoned Agricultural Resource- Well suited for cattle- Stockyard and ramp- shearing shed- 2 dams- Quality soils- Power available- Approx. 60% of cropable area- Approx. 70%ha of grazing area Contact Brian McAllister today 0418896354 or Doreen Sharma 0415 070 683

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