

**476 Lower Blackwood Road, Qualeup, WA 6394**



**Sold Mixed Farming**

Friday, 25 August 2023

476 Lower Blackwood Road, Qualeup, WA 6394

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 180 m2**

**Type: Mixed Farming**

## Contact agent

Dinninup Downs - Productive cropping & Grazing Enterprise, located within the Kojonup district of the Great Southern WA. 10% Deposit of the fall of the hammer. Settlement 1st February 2024. It is our pleasure to offer this property of approximately 180.78 Hectares or (446.71 acres) of picturesque undulating country, on one title, situated approximately 33 Kms to Kojonup and 43 Kms to Boyup Brook, this is an ideal add on property or lifestyle. Featuring typical soil for the area including loam through to gravel. Boasts stately white and red gum trees throughout the property. The property is well presented with two homes, and usual farming infrastructure. A proven producer of high-quality grains & livestock over a long period of time. This is a wonderful opportunity to immerse yourself into a lovely lifestyle, situated in a picture perfect property, ideally located in the Great Southern. The homestead is set amongst natural vegetation, including a well planned garden attracting an abundance of birdlife. Also boasting an additional modern two bedroom home offering extra accommodation to suit a large family. The key features of the property include. • Prime grazing and cropping country • Road Frontage • Sheep/ Cattle Stud possibilities • Lifestyle or add on property • Excellent water supply • Good fencing • Original Brick Homestead 4 x 2 • Open plan living • Solar Panels (Shed) • Modern kitchen • Wooden floorboards • Open fireplaces • Combustion wood heating • Study • Second Home 2x1 • Shearing Shed & Yards • Machinery Sheds • Concrete Water tanks (approximately 20,000 gallons) • 2 Windmills • 6 Dams • Cattle yards To arrange an inspection of the property please contact Gerald Wetherall 0409 689 625 Email: [gerald.wetherall@ruralwa.rh.com.au](mailto:gerald.wetherall@ruralwa.rh.com.au)