

504 Millinup Rd, Porongurup, WA 6324



Sold House

Wednesday, 13 September 2023

504 Millinup Rd, Porongurup, WA 6324

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 20 m²

Type: House

\$915,000

A Picturesque Farmstead with Sweeping Coastal Views and Abundant Orchards in Porongurup, Western Australia This enchanting 50-acre farmstead offers a rare opportunity to escape the ordinary and embrace a sustainable, self-sufficient lifestyle. Nestled amidst the breathtaking landscapes of the Porongurup Ranges, this property boasts two houses (each with its own unique charm and character), plus a guest accommodation studio, three spring-fed dams teeming with marron, two spacious powered machinery sheds and a woodworking or produce processing building with an attached kitchen. Property Features: • Two houses PLUS Studio / guest accommodation. • Enclosed machinery shed, powered with concrete floor. • Open sided machinery shed, powered, with roller-door storage area. • Woodworking / produce processing building, powered with 15A circuits and kitchen. • Three fresh-water spring-fed dams (stocked with marron, big fat ones). • Three ringlock fenced paddocks of approximately 10 acres each with water and hotwire. • Extensive olive tree plantings. • Solar pump to header tank at top of property. • Power to largest dam ready to install electric pump if desired. • Primary residence grid switch solar system (operate both off or on-grid). • Second residence as grid feed solar array. • Second residence tenanted at \$350p/w until February 2024 for instant income. • Paddocks currently agisted until Feb 2024 for additional income. • Well maintained roads. Primary residence (built 2013): The first house is a modern 3-bedroom, 2-bathroom home with an open-plan design, home theatre, separate study and computer nook, attached greenhouse and 180-degree views of the Great Southern coast from the living area, master bedroom and alfresco. • 3-bedroom, 2-bathroom open plan design. • 4 under cover parking bays (with high ceiling for extra clearance). • Separate computer nook and craft / study room. • Home theatre room (could be 4th bedroom if required). • Power is grid switched from pantry, either solar off-grid using 40 nickel-iron batteries (expected lifespan 45 years+), or mains grid. • Solar greenhouse with spa. • Greenhouse designed to allow warm air into main residence to reduce winter heating requirements. • Grey water system (Water Corp approved) to garden beds. • Flush mounted ceiling speakers in main living space. • Large storage attic with drop-down attic stairs. • Established olive trees, fruit trees and chook yard. • Coffered ceilings with LED mood lighting to master bed and theatre room. • Walk-in pantry. • Gas bayonet on alfresco plumbed to house gas bottles for BBQ / heater etc. • Highly insulated. All walls, floor, and roof space. • Slow combustion heat-n-eat wood cooker / heater in main living space. • 30mm granite benchtops to kitchen surfaces. • Extensively tiled floors for easy maintenance. • Water softening system for rainwater. • 100,000+ Liters of rainwater storage. • Huge attic with drop-down stairs for storage. • Outdoor kids' playground. • Outdoor meditation room (earthbag round-house) Secondary residence "Millers Cottage": The second house is a delightful cottage featuring polished jarrah floorboards and a renovated country-style kitchen. • 3 bed one bath. • Transported from Manjimup, ex logger's cottage accommodation. • Solid jarrah construction, polished jarrah floors throughout living spaces. • Renovated kitchen. • Slow combustion wood fire. • Fully electrically rewired. • Solar array (grid feed). • Tenanted until 23/02/2024 at \$350p/w until February 2024. Studio/Guest Accommodation: The third building has one third as a guest accommodation for your visiting friends and family, or you could promote as an AirBNB for extra income. The remaining two thirds are a produce handling area with a full kitchen. • 1 bed with ensuite. • Slow combustion wood fire • Kitchenette. • Produce processing area / workshop. • Commercial-style kitchen. Location and Accessibility: Nestled in the heart of the Porongurup Ranges, right against the national park and below Castle Rock, this farmstead enjoys the being close to the amenities in Mt Barker or Albany while providing a private oasis away from the hustle and bustle. • 25 minutes from Mount Barker. • 30 minutes from Albany. • Numerous wineries within minutes of driving. • Access to the Porongurup Ranges for walking, climbing and enjoying nature at its purest.. Potential: With its fertile soil, ample water resources, and versatile outbuildings, the possibilities for this farm are virtually limitless. Whether you envision growing organic crops, raising livestock, establishing a herd of cattle or sheep, crafting a unique agritourism experience, or exploring other agricultural endeavours this property is poised to support your ambitions. Abundant Orchards: The property boasts established fruit trees, providing a bountiful harvest of delicious produce, with extensive olive plantings. Indulge in the flavours of freshly picked fruits right from your own land. Self-sufficiency at its best: For those seeking a self-sustaining lifestyle, this farmstead is ready to please. • Chicken yard. • Garden beds (with grey water delivery system). • Fruit trees (apples, cherry, plums and others). • Extensive olive trees to provide both olives and oil. • Grid-switched, on-grid or off-grid solar array. Education Access: For families with school-aged children, the bus service for Mount Barker Community College, catering to kindergarten through year 12, is just minutes away by car or a short ten-minute bike ride. For more detailed information or to arrange a private viewing please contact Max Spiccia on 0418 945 491.