

64 Bowman Road (Charley Creek), Donnybrook, WA 6239

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PROPERTY

Mixed Farming For Sale

Tuesday, 4 June 2024

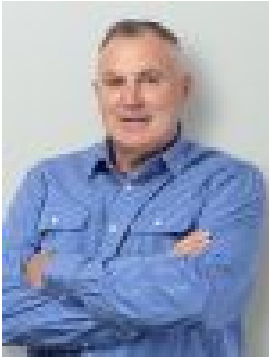
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Bedrooms: 4

Bathrooms: 2

Area: 40 m2

Type: Mixed Farming



Peter Johnston
0897915777

\$1,230,000

Embrace rural living at its finest with this quintessential country lifestyle, where the beauty and nature surrounds you on 100 acres off rolling high quality farmland. Nestled within the back roads of Brookhampton approximately 12 km from the well serviced town of Donnybrook, this beautiful rural property offers commanding views and good income, with all 3 homes currently on periodic leases as well as a pasture lease until June 30th 2024. In total an income of approx \$66,000 is currently generated per year off the farm. Each home is in varying degrees of condition, with a brick 4 bedroom 2 bathroom and 2 fibro 3 bedroom 1 bathroom cottages. Majority of the land is cleared with nice pockets of remnant mature trees, ample sheds and 3 dams. Some fencing will need to be completed on the property boundaries but generally the farm is in good condition. Water for each house is currently pumped from the sellers adjoining property. The seller will allow potential buyers 12 months from settlement to continue to utilise this water for household purposes while establishing their own pumping system from one of the two dams on Lot 241. • 4 bedroom 2 bathroom home with wood heating • 3 bedroom 1 bathroom fibro cottage with wood heating • 3 bedroom 1 bathroom cottage with wood heating • Set of cattle yards • Various sheds • Winter creek line • 3 dams • Pockets of mature trees • Mostly cleared • Undulating landscape • Approx 13.7km to Donnybrook • Approx 52.3km to City of Bunbury If you're simply seeking a peaceful retreat from the hustle and bustle of city life, this property offers an idyllic setting for country living with picturesque valley views from all points of the compass as well as generating income if required. If you are interested in this type of property, please contact the agent for a price guide at your earliest convenience. Situated in Charley Creek within the shire of Donnybrook Balingup.