

**669 Oolrui Road, Kununurra, WA 6743**



**Horticulture For Sale**

Tuesday, 11 June 2024

669 Oolrui Road, Kununurra, WA 6743

**Bedrooms: 5**

**Bathrooms: 2**

**Area: 40 m2**

**Type: Horticulture**



Alison Ross

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## **EXPRESSIONS of INTEREST closing 2nd July 2024**

New to the market is this 40ha gem in the heart of the Ord Valley. Centrally located in the premium irrigated district, this property features a solid family home, all services connected, smaller sandalwood plantation and irrigated land available. Soils - The site is made up of both rocky outcrops and farming land, in line with local Ord River terrain. The south-western portion is suited to irrigated agriculture with predominantly Cununurra Clays (Soils of the Ivanoe Plain), class 1b known as "Black Soils". There are also some areas of 5c known as Aquitaine blueish soils. Water - Currently 221ML per annum entitlements through the Ord Irrigation Asset Mutual Cooperative Ltd. Homestead - 5 bedroom, 2 bathroom family home, verandahs to suit the northern climate. Fully air-conditioned, tiled floors throughout, open plan kitchen. Brick construction and total building area around 240m<sup>2</sup>. Separate double carport. Services - Mains electricity, water through irrigation channels, septic tank and mains telephone. Mobile phone service is available over the property. Accessibility - Air services daily to Darwin, Broome and Perth from Kununurra airport. Road services to the Northern Territory via the Victoria Highway, and south to Broome and Perth. There is a smaller deep-sea port located at Wyndham (approximately 100km from the property) servicing the live export industry, however is at times used for grain and other agricultural exports. Land use in the area - irrigated agriculture, forestry, rural lifestyle and some industrial property. There is approximately 7ha sandalwood plantation on this site. Location approximately 19km north of Kununurra town centre. Expressions of Interest closing 2nd July 2024 All inquiries to Alison Ross 0417 847 950