

734 Westdale Rd, Westdale, WA 6304



Lifestyle For Sale

Tuesday, 28 May 2024

734 Westdale Rd, Westdale, WA 6304

Bedrooms: 5

Bathrooms: 2

Area: 44 m2

Type: Lifestyle



Kim Bryant

From \$1,150,000

Are you seeking refuge from the rat race and a place where all your ducks can find their way back to the pond. Then make an appointment to visit your new rural retreat today, a place where time stands still, and loving memories are made. This outstanding property has long been used as an air force landmark for its elevated position with several look-out points and 180 degree views across the horizon, overlooking the surrounding shire and your 44.54 ha (110 acres) homestead below, with a windmill and dams, sandalwood forest, fruit trees, sheds and two lovely abodes resting gently on the landscape. The "Main Homestead" known as "Cloughton House" has the bones of a stone cottage and the heart of the home beats in the spacious farmhouse kitchen, where pressed tin ceilings and period features in the dining room whisper tales of yesteryear. The laundry has retained the original triple trough and copper kettle and extra conveniences have been woven into the home including a cool room fridge, a breakfast, or casual meals area and a separate lounge room with wood fire. Part of the original verandahs have been enclosed making for a much larger home and the sunlight dances through the windows with views that appear as though they are painted on the walls. "The Cottage," a kindred spirit to its counterpart, exudes a charm of its own with its weatherboard finish its open spaces and original fireplace. The cottage would make a fantastic little art studio or function centre for retreats, weekend seminars, or easily alter the design to create a more private setting with individual spaces or secret passageways for the kids. With a lovely North facing verandah, you can bask in the warm sun. Both houses are in fabulous condition and embrace worlds of history and comforts at the same time with upgraded kitchens, bathrooms, and laundry/mudrooms. As you journey through the property, your outdoor adventure begins, with huge sheds offering shelter for treasures and memories alike, with concrete pads and power, the largest shed includes a car hoist for restorations or a car collector with one of the bays having been customised to securely house a small motor home or can just be a fabulous new abode for your toys. As you continue onwards, you will find an additional machinery shed and an echo of historical hay sheds, including an old dairy shed, with each structure telling a story of its own... As you venture towards the peak, you will find resting places where family have gathered at camp to share tales and is now somewhere you can immerse yourself in nature and observe the stunning bright starry nights and like a shooting star in the night sky, this treasure is poised to vanish quickly.

FEATURES
POWER: The main house has two phase power, with single phase to the cottage and shed. Three phase power is running through the property if you wish to connect it.
WATER: All water is either rainwater via tanks from either the sheds or the houses, a windmill that pumps to a gravity fed tank on the hill, or two dams on the property.
SEPTICS: Each property has their own septic system.
TREES: Just beside the homestead you will find fruit and citrus trees, nuts, and plenty of room for a vegetable patch and chickens
SANDALWOOD: There is a forest of 3000 Sandalwood trees on the property, hosted with Jam and some Wattle trees. Planted 16 years ago and set to reach harvesting age in under 10 years, you could expect the wood and oil when harvested, to produce a healthy income.
ARABLE / CROPPING / BUSH: Approx 35% Sandalwood plantation, 45% bushland, and 20% Grazing + Homestead. ** You will need to rely upon your own or independent research as to the accuracy and predicted income of this resource. We make no claim as to the accuracy or predictions herewith.