

**7414 Gnowangerup-Jerramungup Road, Needilup,
WA 6336**



Sold Mixed Farming

Wednesday, 11 October 2023

7414 Gnowangerup-Jerramungup Road, Needilup, WA 6336

Bedrooms: 4

Bathrooms: 2

Area: 2074 m2

Type: Mixed Farming



John Hetherington
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Contact agent

2,074.33 hectares | 5,125.8 acres | 2 lots Ellendale is situated halfway between Ongerup and Jerramungup in the ever-reliable Needilup area, comprising of approximately 2,074 hectares (5,125 acres) of gently undulating landscape across 2 lots. The property has been conservatively farmed with a mix of cropping (wheat, barley and canola) and sheep, currently running 1,500 ewes and lambs. With 19 dams, 19 paddocks, mostly new fencing, and a full complement of sheds, Ellendale is ready to move in and farm. Infrastructure on the property includes:

- Mostly new or very good condition fencing
- Older style shearing shed in very workable condition
- Partially covered steel sheep yards
- Three large machinery sheds

The 4-bedroom, 2-bathroom homestead is very well-presented and maintained, with manicured gardens and an exceptional kid's backyard with cubby house. Additional features of the home include reverse cycle air conditioning, wood fire heater, large patio/verandah areas and a beautifully renovated kitchen and dining. Expressions of interest for this property close on Friday, 15th September 2023 at 1:00pm. To request a detailed Information Memorandum or to arrange a private inspection of the property, please contact exclusive listing agent John Hetherington from Ray White Rural Albany Kojonup on 0429 311 140 or john.h@raywhite.com