

**93 Vernon Road, Paynedale, WA 6239**

*Elders*

**Other For Sale**

Friday, 3 November 2023

93 Vernon Road, Paynedale, WA 6239

**Parkings: 8**

**Area: 38 m2**

**Type: Other**



Roslyn Ierace  
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## Guiding \$1.2's

Take advantage of this unique opportunity to purchase this idyllic property, hidden away from all the worries of the world. Drive down a short easement road and enter this lifestyle property, 93 Vernon Road, Paynedale, also known to the locals as "Upper Capel," located a short drive from the Donnybrook town Site. This property is for sale by Openn Negotiation (Online auction with flexible conditions) The auction has commenced, and the property could sell as early as tomorrow. Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out! (The sellers reserve the right to sell prior) Register to watch the auction at [www.openn.com.au](http://www.openn.com.au) This property has been in the family for many years operated as orchards and for the first time being offered to the open market. With the Capel River South, running through the rear of the property, and the addition of two bores providing water for the property, which can be run through the filtration system, ample water and still the basics of the irrigation system that used to supply the removed orchards. This property has power connected to its own pole and the property. It's almost fully fenced, with a small 400m\* area needing attention, but the rest in fair condition. With a stunning treelined entrance down the drive to the old home site, this property has so much potential. 38.51ha\* or 95.16 acres\* 12x18m\* shed - 6m opening with single phase cool store, that holds 200 bins\* 12 x 12m\* workshop with concrete floor. 6 x 12m hay shed - no floor. Two licensed bores at approx. depths of 60m\* and 100m\* Dam with filtration system. Buyer's Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision