

**268 Buller Road, Hamel, WA, 6215**

ACTON

**belle**  
PROPERTY

## **Acreage Semi-rural For Sale**

Saturday, 17 August 2024

268 Buller Road, Hamel, WA, 6215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: Acreage Semi-rural**



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## Supreme irrigated horticultural farm in tightly-held location

With over 115 acres of prime, superior quality fertile land in the highly sought-after agricultural heartland of Hamel, it's safe to say properties like this don't ever come to market, especially in this location. Tightly-held for a reason, generations of farmers have been yielding prolific produce and grazing a myriad of animals on these rich soils - and this is a remarkable opportunity to start your very own legacy.

A true once in a generation opportunity, it's a matter of getting in now or it will be gone for another few decades. Inspection by registered appointment will show you the true magic, so don't delay - come and view this property today.

Located within 40 minutes of Mandurah, this is property perfection with 115 acres of rural irrigated agriculture boasting some of the best loam soils in WA. Comprising of heavy loam over clay soils with testing results to prove, the scope here for exceptional hay cropping conditions and superior summer grazing with or without irrigation water is simply too good to look past. And the current owners have certainly reaped the benefits of this dirt for generations themselves.

There's 101 Megalitres of allocated Harvey Water Irrigation Scheme piped to the property - with channels for flood irrigating - you even have the potential to install concentrated irrigation for animal paddocks or vegetable production to bolster yields and utilise the most of the water possible.

Picture beautifully bred prize-winning racehorses, gently grazing cattle and sheep and abundant produce from pumpkins to melons, corn, beans, swedes, turnips and hops. Rich pastures boast annuals, balansa, Persian clover yielding exceptional hay and the summer grasses comprise kikuyu, paspalum and rye-corn - all growing to chest height or above.

The olive grove provides an abundance of fresh fruit while the rich, fertile soil is also perfect for planting a range of crops including hemp, hay, tea tree... even marron ponds would thrive.

And we haven't even got to the house yet. Recently renovated, the beautifully crafted 3 bed, 1 bath homestead offers spacious, modern family living. The large open family area is as spacious as it is stylish while the modern kitchen comes packed with features sure to impress any at-home chef. All the bedrooms are king sized, while wrap around verandahs offer a seamless extension of the interior, providing no shortage of outdoor living spaces.

Located within 40 minutes of Mandurah, and 20 minutes from Preston Beach, there's no compromising on convenience here, delivering the home and lifestyle package you could only dream of.

Rare doesn't even come close to describing this property so make sure to make it a priority as it's one you truly don't want to miss.

### Key property features

- 47.6375 hectares or 115 acres of Rural Irrigated agriculture in highly sought-after agricultural heartland
- Some of the best soils in Western Australia comprising of heavy loam over clay soils
- 101 Megalitres of allocated Harvey Water Irrigation Scheme piped to the property with channels for flood irrigating
- Recently renovated 3 bed, 1 bath homestead blending space and style
- Flexible, feature-packed floorplan with plenty of space
- Large open family area
- Modern kitchen
- Separate dining
- 3 King sized bedrooms
- Renovated main bathroom
- Wrap around verandahs
- 22 solar panels feeding 6kW inverter
- CCTV Security

- Rich pastures boasting annuals, balansa, persian clover yielding exceptional hay and the summer grasses comprise of kikuyu, paspalum and rye-corn all growing to chest height.
- Olive grove providing an abundance of fresh fruit
- Orchard

#### Exterior infrastructure

- Two 3.6m x 3.6m stables plus two 3.6m x 7m WIWO - aside from the newly constructed stable block that's ready to be fitted out internally.
- Designed for two 4m x 4m stables with external leading doors for WIWO, a 4m x 4m wash/tie up bay and a generous breezeway.
- 18m x 8m 3-bay machinery shed with built-in coolroom ideal for fresh produce
- 10 Paddocks of various sizes with great laneway accesses

#### Location

- Highly sought-after agricultural horticultural land
- Very quiet family friendly area
- 40 mins from Mandurah
- 20 mins to Preston Beach

#### What's next?

There's only so much we can show you from the photos and the words, it is essential to contact Team Miles Walton from Acton Belle Property Mandurah to arrange a suitable viewing time to truly discover the beauty and potential of this extremely special and unique property.

#### Particulars

Shire rates (approx.) \$3,998 p.a.

Zoned R2 Rural Irrigated Agriculture

Land size 46.375 hectares

#### INFORMATION DISCLAIMER:

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