

62 Sutherland Road, North Dandalup, WA 6207

ACTON

belle
PROPERTY

Acreage For Sale

Friday, 27 October 2023

62 Sutherland Road, North Dandalup, WA 6207

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 40 m2

Type: Acreage



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From \$2,400,000

Captivating and spectacular forever vistas stretch across the valley from this pivotal yet sheltered position on the scarp's edge, surrounded by state forest, there's no question that this incredible 100 acre property in the hills is one of the best-kept secrets you'll find anywhere along the Darling Ranges. Family held for generations, there's clearly no wonder why. Originally a passionfruit farm, the natural resources of the water and soils up here have been relished and carefully developed over many years. Secluded and exclusively tucked away this is an escape in its purest form. Feel as if you're on top of the world - with valley and coastal plain views as far as the eye can see. Water is in absolute abundance spilling out of the ground 365 days a year, over the edge of multiple spring fed dams providing natural irrigation to lush rye, clover pastures year-round. Horses love watercourses and cattle will never battle for fattening feed when calling this exceptional paddock their home. If you've been looking tirelessly in the hills for the perfect rural parcel with endless views, arable land with quality grazing, an oversupply of shedding, small vineyard, orchard, spring-fed water sources, state forest on your boundary and a passive income from gravel extraction - you've found the one... The Homestead: Where else will you find a home that's masterfully built from its surrounding earth and materials? Organic by nature and design and constructed using materials from the property itself - this rammed earth masterpiece boasts sweeping verandahs, an elevated gabled patio and provides a generous linear floorplan with a consequential focus on the stunning landscape aspects offered at every angle, courtesy of over-sized picture-frame windows in all the right places. Speaking of frames - the home's delightful timber window frames have been crafted from centuries-old jarrah hardwood reclaimed from the original old cottage. The quality of construction through to the majesty of the homestead's position against the hillside are so worthy of your close inspection, pictures are amazing but will never compare to kicking the dirt and marveling at the consuming views - in physical person.

- 3 bedroom 2 bathroom homestead with stunning views
- Master suite in own private wing
- Stunning ensuite bathroom boasting views from spa bath
- Large walk-in robe dressing room
- Separate lounge with wood fire
- Open-planned central kitchen with dining area
- Extended and elevated gable patio overlooking the valley and dams

The Farm: The lifestyle picture is painted perfectly - so now we get on to the business end, again you'll be hard pressed to find another 100-acre property so high in the hills with so much natural abundance and fertile arable land. Gently undulating and naturally contoured through the valley, the water bubbling up from underground provides lush green pastures year-round and it's apparent the soils provide exceptional growing conditions for the orchard, vineyard, and vegetables. Towering native timbers provide a rich aesthetic as well as shelter for stock and being surrounded by state forest means riding on horseback or hiking through the virgin bush landscape is an exploration that's quite literally on your doorstep.

- Multiple spring-fed dams overflowing into the pastures down the valley
- Quality soils and pastures comprising rye and clovers offering ample grazing
- Established orchard and cabernet sauvignon vineyard
- Secure fencing in great condition bordering grazing paddocks
- Bordering state forest on 3 boundaries - nature's playground

Shedding: Every serious rural endeavour requires suitable shedding and workshop space, and in this case you'll be spoiled for choice. The 10m x 30m powered workshop shed adjacent to the homestead, has ample clearance for large machines and has ample space for storage of equipment plus room to work. The powered workshop at the laydown area is the ideal space to work on machinery, with the additional fully self-contained ancillary dwelling providing a great place for guests or workers to comfortably stay. Several covered work areas fashioned from truss frame roofing and sea containers for storage will keep your projects moving and suitable hard stand for larger jobs. Although the dams aren't quite big enough for your boat - the boat shed certainly is. Boats, caravans or campers, horse trucks there's very little limitation unless you need to store a commercial fishing vessel.

- 10m x 30m powered workshop with high clearance
- Secondary powered workshop at laydown hardstand area
- Multiple storage container covered work areas
- Extra-high boat/caravan/truck storage shed

Gravel: Distinctly separate from the 'farm', direct driveway access for the contractor is provided via an alternate route to the gravel pit at the northern end of the land where extraction and rehabilitation occurs without disturbance - and royalties maintain a steady passive stream of income. Location: Entering the property via gazetted road through the state forest your secluded escape becomes more apparent. Proximities according to maps will find you within close distance to coastal and urban amenities - just 22km from Pinjarra, 32km from Mandurah and with a clear-run on the road you can be in Perth CBD in 1 hour. What Next: The best really is yet to come, awaiting your discovery by contacting Miles Walton from Acton Belle Property Mandurah to arrange your private inspection of this spectacular property offering in the Darling Ranges. Property Particulars: Lot 466 on Deposited Plan 105091 Volume 1933 Folio 408 Land Area: 40.468 hectares or 100 acres Zoning: Rural LGA: Shire of Murray Rates: \$3,058

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