

455 Bootenal Road, Bootenal, WA 6532

Cropping For Sale

Wednesday, 19 June 2024

455 Bootenal Road, Bootenal, WA 6532

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 86 m2

Type: Cropping



Chad Smith

0428932476

\$1,495,000

Escape to the tranquility of rural living with this spacious, 2002 built, 6-bedroom, 2-bathroom country homestead, nestled on 86 hectares of fertile land. Just 18km south of Geraldton in the Bootenal locality, this property offers limitless opportunities for families, hobby farmers, or those seeking a peaceful retreat. Key Features:

- **Expansive Living:** Ample space with 6 comfortable bedrooms, ideal for large families or when hosting guests.
- **Modern Amenities:** Featuring 2 well-appointed, recently renovated, bathrooms to enhance comfort and convenience.
- **Entertainment Haven:** A massive games room provides the perfect setting for family fun, relaxation, or entertaining friends.
- **Functional Spaces:** Secure parking and additional storage in the double lock-up garage complete with electric door.
- **Connecting with Nature:** Relax on the stunning verandas adorned with charming bush poles, enjoying panoramic views of the serene countryside.
- **Land Potential:** 86 Hectares of fertile land ideal for agriculture, livestock, or simply enjoying the vast open spaces and natural beauty.

Additional Property Highlights:

- **Shed Space:** A 20m x 12m shed, with 10m x 12m concreted, features two 5m high roller doors to accommodate over height vehicles.
- **Reliable Water Supply:** Dependable water from a solar-equipped bore with a backup windmill ensures a consistent supply for all your needs.
- **Scenic Water Features:** Rudds Gully (winter creek) meanders through the property, adding to its natural allure and providing seasonal beauty.

This country homestead combines the best of spacious living, modern comforts, and rural charm. Ideal for those looking to embrace a serene and productive countryside lifestyle on the Geraldton doorstep. Price: \$1,495,000 Location: 455 Bootenal Road, Bootenal. Just 18km south of Geraldton Contact: Chad Smith: 0428 932 476 Call today to schedule an inspection with the exclusive selling agents.