

# Lot 45 Gingin Brook Road, Muckenburra, WA 6503

## Cropping For Sale

Tuesday, 2 July 2024

Lot 45 Gingin Brook Road, Muckenburra, WA 6503

Area: 38 m2

Type: Cropping



Adam Shields  
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**\$700,000**

This unique property suits an array of buyers looking for a quality hobby farm, lifestyle property, investment opportunity & much more! - Land Size: 38.06Ha / 94.05Ac- Zoning: General Rural / GR20- Shire Region: Gingin Shire WA 6503- Price Guide: \$700,000Main Features:- 500 Kalamata established olive trees- Power connected to meter box- Equipped with a 4-inch bore- Irrigation system in place to the olive trees- Approximately 50% of the land is cleared and ready for use- 15,500KL water license allocation- Permanent dam- Small Lockup Shed- Excellent location with convenient access- Two road frontage along Gingin Brook Road and Jakattah Road Location:- 10 minutes to Gingin Townsite- Under 25 minutes to Two Rocks- 20 minutes to Guilderton- Just over 25 minutes to Muchea- 1 hour to Perth AirportFor more information or to book a viewing please contact: Adam Shields: Director/Licensee of Adam Shields RealtyM: 0429 104 760E: adam.shields@nh.com.auORAimee Shields: Residential Sales SpecialistM: 0436 300 466E: aimee@asr.teamThis information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct. Adam Shields Realty/ Nutrien Harcourts do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.