

**641 Chittering Valley Road, Lower Chittering, WA,  
6084**



**House For Sale**

Friday, 16 August 2024

641 Chittering Valley Road, Lower Chittering, WA, 6084

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 7**

**Type: House**



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## Certified Organic Citrus Farm in the Heart of Chittering Valley

Tucked away in the scenic heart of Chittering Valley, where the rolling hills meet the endless sky, lies a hidden gem—a 36-acre Certified Organic Citrus Farm that beckons you to a simpler, more fulfilling way of life. Here, the air is sweet with the scent of citrus blossoms, the Brockman River across the road is winding through the treescape and every sunrise paints the landscape in hues of gold and amber. This is more than just a place to live; it's a sanctuary where nature and nurture harmonize, where each day is a new chapter in a storybook life. Imagine waking up to the gentle rustle of leaves, the distant song of birds, and the promise of a day spent in harmony with the land. This property is not just a home—it's a canvas for your dreams, waiting to be filled with the colours of rural tranquility and timeless beauty.

**Main Residence: A Modern Country Retreat** The centrepiece of this idyllic estate is a well crafted Rural Building Co. home, thoughtfully positioned to capture the breathtaking vistas of the valley. Built in 2007, this 4-bedroom, 3-bathroom residence offers a harmonious blend of modern comfort and rustic elegance. The heart of the home is the expansive open-plan living area, where a gourmet kitchen, complete with endless bench space and cabinetry, meets the warmth of an open fireplace. High ceilings, ducted reverse cycle air conditioning, and stunning valley view's create an inviting atmosphere for both family living and entertaining.

Each of the four bedrooms is a sanctuary of comfort, with the master suite boasting a walk-through en-suite and one additional bedroom featuring its own private en-suite, perfect for guests or family members seeking extra privacy. The home also includes a study nook, ideal for remote work or a quiet retreat.

Step outside to the expansive patio, where you can entertain guests with a wood-fired pizza oven while soaking in the panoramic views. And for those hot summer days, the below-ground pool offers a refreshing escape, conveniently visible from the kitchen.

**Second Residence: A Charming Cottage** In addition to the main house, the property includes a delightful 2-bedroom, 1-bathroom cottage with its own separate driveway. Recently updated with new carpets and fresh paint, this cozy home is perfect as a granny flat, guest accommodation, bed & breakfast studio, farmstay or potential rental income. The cottage features a spacious living area, split system air conditioning, and a front patio that overlooks the surrounding paddocks—a perfect spot to enjoy your morning coffee.

**The Land: A Productive Paradise** The 36-acre property is a true working farm, featuring a small income-producing citrus grove with approximately 500 mixed citrus trees, all reticulated and certified organic. Harvest your own fruit or generate income by selling your produce. The land is also well-suited for livestock, with multiple paddocks, auto-fed water troughs, and full boundary fencing.

Property features:

- Two storage sheds and a workshop with a lean-to and feed shed
- Two dams and five water tanks
- Bore with holding tank & extensive upgraded irrigation system
- Round yard and fenced animal barn with lush lawns
- Small woodland forest with gracious *Corymbia maculata* | Spotted Gum
- Fully fenced below ground swimming pool

This property offers endless opportunities, whether you're seeking a peaceful rural retreat, a working farm, or a combination of both. Located in the heart of Chittering Valley, you'll enjoy the perfect balance of seclusion and convenience, with easy access to nearby amenities and the vibrant community.

Lower Chittering forms part of the Chittering Valley which is well known for its abundance of wildflowers and beautiful green rolling hills, bushwalking and nature trails, orchards and farms offering roadside fruit stalls. One must spend some time indulging in local wines and produce from various boutique wineries which form part of the Chittering Valley Wine

Trail.

With close proximity to the Tonkin Highway, travel time will be reduced, making the valley a popular choice for rural living.

Contact our LOCAL  
Rural Property Consultant  
Kim Johnson on 0407 089 880

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