

**30 Muckenburra Road, Muckenburra, WA 6503**

**Lifestyle For Sale**

Tuesday, 2 July 2024

30 Muckenburra Road, Muckenburra, WA 6503

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 8**

**Area: 10 m2**

**Type: Lifestyle**



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## From \$1,200,000

"The Muckenburra Ranch" Muckenburra is an up and coming area in a fantastic location. Properties like this rarely come up for sale, so don't miss the opportunity to buy. Size: 10.00Ha / 24.71Ac Zoning: General Rural Shire region: Gingin WA 6503 Shire rates: \$1,600 P/A approx. Residence: 4x2 on left, then a 4 car garage in middle and a 4x2 on right Water: 1 x Bore and Rain Tanks service the farm Horses: Yes you can have horses, sheep, chooks, cows, and much more! Sheds: Yes you can build more sheds and bigger sheds, subject to shire approval Price guide: Offers from \$1,200,000. Main Features:- Massive Ross Squire home (built around 2005)- Two dwellings under the same roof - (Approx. 540m<sup>2</sup> in total, plus rear patio's) Left Dwelling: - 4x2 Right Dwelling: - 4x2 plus lounge room or 5th bedroom Other Features: - 2 x solar HWS- 4 garages between the 2 main residences- Daikin ducted air conditioning throughout each dwelling- Insulated walls and ceilings- Verandah's around the front- Patio's and entertaining areas at the rear Out Buildings: - Shed 1: (Left Side) - 12x9m, concrete floor, 3 phase power, storage rooms, water, cool room, additional lean-to for equipment and more! - Shed 2: (Right Side)- 6x9m, with concrete floor and 3 phase power- Plus 2 other general purpose sheds - Chook pen Water: - 1 x 4 inch 3 phase bore- Irrigation to lawns, gardens, fruit trees, paddocks, troughs and required tanks- Multiple rain and bore water storage tanks for domestic use Additional features: - 5kw solar system - Vegetable gardens- Sitting area's in gardens- Parking for trucks, cars, trailers, and more- Room to run livestock, horses, and other animals of choice on this very desirable hobby farm Location:- 10 minutes to Gingin Townsite- 25 minutes to Guilderton- 25 minutes to Two Rocks- 45 minutes to Joondalup- 25 minutes to Muchea- 1 hour to Perth Airport Buyers: - Before viewing please ensure you have relevant finances in place, or call us for help - Subject sale offers at this stage are not of high interest To book a private inspection at "Muckenburra Ranch" please contact: Adam Shields: Director/Licensee M: 0429 104 760E: adam.shields@nh.com.au OR Aimee Shields: Residential Sales Specialist M: 0436 300 466E: aimee@asr.team This 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.