

Lot 155 Goodwood Road, Capel River, WA 6271

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PROPERTY

Mixed Farming For Sale

Friday, 19 April 2024

Lot 155 Goodwood Road, Capel River, WA 6271

Bedrooms: 2

Bathrooms: 2

Area: 7 m2

Type: Mixed Farming



Peter Johnston

Offers from \$925,000

Nestled within an undulating and secluded position off Goodwood Road in the Shire of Capel, this 19.37 acre property with Capel River frontage is private and perfectly set up for lifestyle farm enthusiasts. Offering a wide range of facilities for numerous farm enterprises with animal shelters, storage sheds, and 16 paddocks, with water supply drawn from 2 bores. Currently utilized for alpaca farming with good pasture and rye grasses with pockets of large River Gum, Jarrah, & Blackbutt trees meandering along the fenced Capel River banks. High ceilings with strategically positioned windows to capture the beauty of the surrounding landscape, with a large open plan kitchen and living extension that provides easy access out to the wide sweeping verandah offering picturesque valley view's down to the river flats below. The bedrooms have that original character charm, high ceilings, and timber floorboards under the current carpet with the refurbished bathroom. There are many options here to add that third bedroom, a grand master suite possibly...The heart of the home is well-designed, seamless, and open-plan. The freestanding oven/stovetop with built-in rangehood and generous storage allows the island bench to be universal for any occasion. The external side laundry entry into the mudroom and 2nd bathroom is well-placed and private. Each of the paddocks has stock water and is fenced with 3 larger paddocks located near the river and a laneway leading back to the homestead. For water supply, the property benefits from 2 bores for both garden and livestock usage. Rainwater tank caters to the water needs for the home, while backup stock water can be pumped from the river. Entry is off Goodwood Road, with the quaint town of Capel, the Capel Horse & Pony Club, and Donnybrook, approximately 19km away with the City of Bunbury to the north and Busselton to the south. Both Bunbury and Busselton offer primary and high schooling, TAFE, shopping facilities, medical services, and hospitals. Capel has a primary school, IGA, medical facilities, and the blue waters of Geographe Bay at Peppermint Grove Beach. • 2-bedroom, 2-bathroom character home with wide decked sweeping verandahs • Beautifully appointed open-plan island bench kitchen and living area. • 4 animal shelters • 1 woodshed, 2 hay sheds. • Pump shed. • Large general purpose shed. • 2 bores in good working order • Rainwater supply to the house • 3 large, fenced pasture/grazing paddocks, 13 smaller fenced paddocks • 1 small yard around the shearing shed. • Beautiful pockets of River Gum, Jarrah, & Blackbutt trees • Busselton Airport approx 40kms with direct flights Sydney, Melbourne and numerous FIFO Companies With everything on offer, this well-maintained and picturesque property is expected to attract significant interest and would suit retiring farmers or young farmers looking to secure a parcel of land offering diverse farming options. If you are interested in this type of property, please contact the agent for a price guide at your earliest convenience.