

Lot 17 Waterloo Road (Paradise), Dardanup, WA 6236

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PROPERTY

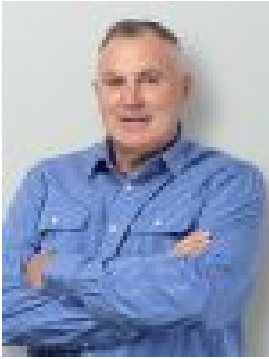
Farmlet For Sale

Wednesday, 29 May 2024

Lot 17 Waterloo Road (Paradise), Dardanup, WA 6236

Area: 3124 m2

Type: Farmlet



Peter Johnston
0897915777

Offers from \$149,000

Just outside of Dardanup is this attractive small lifestyle farm all set up for grazing. This 3,124sqm lot adjoins the Ferguson River reserve, with natural frontage only a stone-throw away. Perfect for running horses, cattle or sheep. A small animal shelter is set up in the middle of the lot and can even fit a small trailer if desired. For those interested in building, this property has a narrow 26.8m width which means that it may be difficult to comply with normal Shire setback requirements. The Shire has advised that a development approval (DA) can be considered with reduced setbacks but that each DA will be assessed on its own merits. There is no driveway access, so a crossover will need to be arranged if required. We have information from the shire that it can assist buyers with some of the infrastructure costs, but all works conducted by the buyer will be subject to shire approvals and completed at the buyers' cost. • 3124 sqm block • Zoned for general farming • Previously grazed horses • No power connected to the farm • Adjoins Ferguson River reserve • Good pasture and well-fenced boundary • 1 small animal shelter • Approx 3.6km to Dardanup • Approx 17.3km to Bunbury A fantastic opportunity to secure a small farm lot with loam soils adjoining the Ferguson River Reserve, this charming little farm can be your own piece of paradise. Situated on Waterloo Road in Paradise in the Shire of Dardanup, with easy access to Ferguson Valley wineries and restaurants. Located in Paradise within the shire of Dardanup.