

Lot C, 152 Great Southern Highway, Popanyinning, WA 6309



Sold Lifestyle

Monday, 14 August 2023

Lot C, 152 Great Southern Highway, Popanyinning, WA 6309

Area: 49 m2

Type: Lifestyle



Jeff Douglas
0898819881

\$260,000

This is amazing! A fresh new subdivision has created possibly the best lifestyle block this side of Perth. Around 120 acres in total (subject to final survey) there is around 15 acres cleared for farming and the remainder is picturesque bushland. With vegetation ranging from large trees to wetland shrubbery the bush has existing access trails throughout, including a perimeter track running along the river bank. Yes, that's right -the property has one entire boundary along the bank of the Hotham River. The river won't run all year round but check out the attached photos taken on 1 June 2022. The river has just started its annual flow, which will vary as a result of the amount of rain received in the catchment zone. Any building development will be limited to an envelope on the cleared portion of the block and grazing of livestock and any activity likely to damage the vegetation will be prohibited in the vegetated portion by means of a conservation covenant to be registered on the title of the land at settlement. This should ensure this wonderful bushland retreat is preserved in its current state or better as the years go by. Access to the property is via an easement through neighbouring land off the Great Southern Highway. A mains electricity line runs across the property. If you're looking for that elusive 'getaway' property within reasonable driving distance from Perth and the coast, bring your bushwalking gear and come and view this lovely property. You'll have to be quick though - this is likely to sell fast!