

1770 Beermullah Road, Wanerie, WA 6503

Mixed Farming For Sale

Wednesday, 19 June 2024

1770 Beermullah Road, Wanerie, WA 6503

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 148 m2

Type: Mixed Farming



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Expressions Of Interest - Guide 3.5 million

Rare property suited to a variety of buyers looking for the right property, for specific uses such as Equestrian, Blue Berry, Hot Houses, Irrigation, Mixed Horticulture, Cattle, Sheep, Feedlot and more!!!Address: 1770 Beermullah Road West, Wanerie WA 6503Ideal location close to Perth with quality water, climate and 3 phase power. - Land size: 148.64ha / 367.30ac- Zoning: Rural / Farming- Price guide: E.O.I (Suits buyers with \$3.5 million to spend) - Shire region: Gingin shire WA 6503- Power: 3 phase power supply- Current use: Angus-Waygu Cattle Stud, Avocados, Irrigation, Lifestyle, Semi Retirement Property Details:- Cattle Feeding System: Established system in place for efficient cattle feeding.- Pasture Paddocks & Lane Way Systems: Easy livestock rotation and excellent fences in place. - Huge Water Licence: 346,350KL of quality water from 8 inch production bore and stock bores. - Irrigation Systems: 20 ac of irrigation in place, plus 200mm main lines running end to end. Ideal for fixed irrigation, pivots, or traveling instigators.- Caretaker's Cottage: Comfortable 3x1 cottage for onsite accommodation. - Feed Sheds & Machinery Shed: Well-equipped for all your farming needs.- Well built Stock Yards with holding paddocks, crush and loading ramp.- Hard Stand: Excellent access for semi trucks to load or unload. - Versatile Usage: Suits many buyers looking for a specific property to suit the requirements. Inspection will impress, contact our team today to discuss your requirements and book a private inspection. We have all the info and live in the area. "Your Local Property Partners" Adam Shields Realty Licensee/ Director:Adam ShieldsM: 0429 104 760E: adam.shields@nh.com.auSales representative/Personal Assistant: Aimee ShieldsM: 0436 300 466E: aimee@asr.teamBuyers, fo you need help with pre-approval? Let us know and we can help you arrange a approved budget before going shopping for a farm.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.