

**5200 Collie-Williams Road, Palmer, WA 6225**

**Mixed Farming For Sale**

Wednesday, 10 July 2024



5200 Collie-Williams Road, Palmer, WA 6225

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 41 m2**

**Type: Mixed Farming**



Mitch Davidson  
0408910337



Emily Chappell  
0447340344

**\$779,000**

Nestled among the majestic jarrah and red gum trees, this expansive 100-acre property perfectly blends serenity and excitement for large families seeking to create cherished, tranquil memories. With generous room for all, you'll have the freedom to explore, play, and relax without worrying about noise or crowding! Plus, excellent boundary fencing ensures a secure environment, adding to your peace of mind. Begin your day with a morning coffee on the front decked veranda, held up by nature bush poles. Inside, you'll find a cosy log fireplace and elegant jarrah accents throughout the interior.

**WHY YOU SHOULD BUY ME:**

- Kitchen area features breakfast bar, walk in pantry, gas hot plates, under bench near new electric oven and French doors
- Lounge area with French doors, cosy log fire, roller blinds, R/C and jarrah floorboards underfoot
- Laundry area with single wash trough and storage cupboard
- Queen size master suite with roller blinds, ceiling fan, BIR and jarrah floorboards
- One Queen size minor bedroom with roller blinds, ceiling fan, BIR and jarrah floorboards underfoot
- One Queen size minor bedroom with jarrah floorboards underfoot
- Main bathroom features timber vanity, shower, bath and heating lighting
- Instant gas hot water system
- Sleepout with bedroom and cosy log fire
- Large five bay non powered open workshop
- Five cemented secure dog pens
- Enclosed chook yard
- Garden and storage sheds
- 10x solar panels upon main house roof
- All year round soak/dam in front paddock, which is cleared for livestock and Bingham River flows through, plus water catchment dam
- Scheme water

Discover the rare opportunity to own your own home among the gum trees at 5200 Collie Preston Road, tailored with endless features that may be just what you've been searching for. Contact us today and step into a lifestyle where every day feels like a retreat. For more information contact Mitch Davidson or Emily Chappell, your Local Collie region specialists TODAY on 0408910337 or 0447340344. Land Rates: Approx. \$1,236.26 p.a. Water Rates: Approx. \$282.60 p.a. Land Size: 102ac Build Year: 1975

Disclaimer: whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.