

**975 Donnybrook-Boyup Brook Road, Queenwood,
WA 6239**

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PROPERTY

Mixed Farming For Sale

Sunday, 23 June 2024

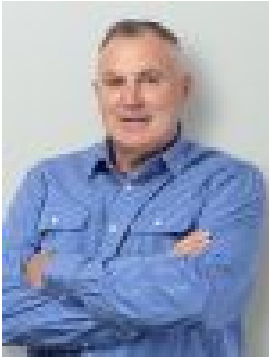
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Bedrooms: 3

Bathrooms: 1

Area: 29 m2

Type: Mixed Farming



Peter Johnston
0897915777

\$1,654,321

We are proud to present to the market, Queenwood Farm, a third-generation farm sited on the banks of the Preston River approximately 10 minutes to the bustling town of Donnybrook. A picturesque 72 acre parcel of land with multiple well-equipped sheds/workshops, horse stalls and stock yards, ideal for the equestrian or lifestyle enthusiast. With picturesque views and riding trails close by, you can't go past this attractive property that offers so much for country, equine and bovine living. Further improvements include numerous dams/soaks, large pastures, diverse paddocks and lifestyle amenities. The house built-in the 80's is a very comfortable homestead that will be ticking buyer's boxes. 3 spacious bedrooms are all close to the main bathroom with a relaxation jet bath and free-standing shower that will accommodate all ages. The home boasts a generous amount of storage throughout and a central large woodfire place giving the home warmth in the cooler months while the new split system is there for convenience. The centrally located kitchen will cater for those Sunday family dinners with the choice of multiple lounge rooms for relaxation. Large open-end double shed with cement pad, powered also with 50 litre hot water system that is plumbed into the deep sink. Solar panels are on top of this shed. 3mx4.5m brick horse tack room next too functional cool room. The second shed/stables are powered and open ended, features 3 horse stalls with adjustable walks to convert to one large foaling stall or opens out to float/machinery storage. There is a separate horse crush and enclosed medic room. Third 5-bay machinery shed is powered and perfect for holding all your farming equipment. There is a separate old stable currently utilised as a chook-pen but can easily be converted back to be functional 3 horse equipped stables by removing chicken wire and a separate small old dairy adjoining the stock yards with race that is in fair condition. Property features: • Large 3 bedroom 1 bathroom brick home • Solar Hart hot water system • New large split system aircon and wood fire • 3 main sheds • Large shed with machinery storage, tack room and cool room • 5-bay machinery shed • Open end shed with stalls, horse crush and medic room • 2 additional minor sheds • 1 mixed stables/chook pen • 1 small old dairy adjoining stock yards with race • Round yard • 2 dams, 1 soak and bore • Pump shed on drag-net dam • 12 diverse paddocks with shade and water suitable for a variety of livestock • Enclosed shade house with raised garden beds and water • Horse trails nearby without having to float the horses • Property can hold 25 adult cattle and calves Most of the hard work is already done, with a tree lined entrance, good fencing, ample water and unlimited infrastructure, perfect for buyers looking to be close to town but far enough removed to enjoy the country lifestyle.