

1 Shanley Road, Mundijong, WA, 6123



Rural For Sale

Thursday, 10 October 2024

1 Shanley Road, Mundijong, WA, 6123

Bedrooms: 1

Bathrooms: 1

Parkings: 15

Type: Rural



Kim Koch

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THE ULTIMATE LIFESTYLE PROPERTY!

19.72HA (APPROX. 50 ACRES) ZONED 'RURAL'

In an excellent location with easy access to the South Western Highway and the future Tonkin Highway, this outstanding property has benefited from nearly 20 years of hard work and investment.

The picturesque Medulla Brook winds from east to west, complementing the established pastures, fertile land, well-stocked ponds, and stunning views of the Darling Scarp offering a truly versatile rural retreat.

The property welcomes you with mature, signature trees lining the driveway. Mature trees are also scattered throughout, providing shelter for livestock while adding privacy and appeal.

The land is mostly level with some gently undulating areas and is predominately high-quality, well-established pasture, ideal for grazing.

The fertile, high-yielding soil is a mix of sand and clay, and there is an excellent water supply, including a natural spring on the property. A large rainwater tank is plumbed to the workshop, and additional tanks located to the east are used for livestock watering and reticulation.

There is so much on offer here: a massive workshop with ablutions, netted ponds stocked with marron and silver perch, a mature orchard, a huge, enclosed vegetable garden, and a large chicken enclosure. The property is also perfectly set up for horse agistment, featuring quality horse facilities.

More detailed features include:-

☑️ A massive, powered workshop (approximately 33 metres by 15 metres, with a gable height of 6 metres), fitted with 3-phase power, mezzanine floor, high-quality lighting, TV aerial, concrete flooring, and two enclosed rooms. One room serves as an office with a kitchenette, and the other is equipped with amenities including a shower, sink and toilet.

☑️ 15-kilowatt solar system.

☑️ Two large secure areas behind the workshop, used for fruit trees and expansive vegetable gardens.

☑️ A large chicken enclosure.

☑️ Ponds stocked with marron and silver perch, with one pond aerated.

☑️ Improved and retained banks along Medulla Brook to prevent erosion and improve water quality.

☑️ Approximately 10 paddocks with excellent fencing, including a mix of post, rail, and mesh with electrics, some with reticulation, and all equipped with water troughs.

☑️ 3 double open paddock shelters with timber lining, and one large open paddock shelter (roof only).

☑️ A trafficable bridge over the brook providing access to the higher paddocks.

☑️ Easy access around the property for vehicles and machinery via laneways and perimeter tracks.

An additional income opportunity exists with a phone tower currently on the property, with a long-term lease, to be negotiated separately at the time of purchase. Plant, equipment, and machinery are also available by negotiation if required.

Rarely do properties of this quality and size become available so close to Mundijong and less than 15 minutes from all the amenities of Byford Town Centre.

Whether you choose to continue its current use or build your dream home, Lot 1 Shanley Road offers an idyllic lifestyle opportunity.

Call Kim Koch on 0407 777 923 for your private appointment to view.

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