

# 1189 Wannamal Road South, Cullalla, WA, 6503

## Rural For Sale

Tuesday, 3 September 2024

1189 Wannamal Road South, Cullalla, WA, 6503

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 14**

**Type: Rural**



Adam Shields  
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## **"FERNVIEW FARM" A Large Secluded Holding Suited To An Array Of Industries and Intensive Farming!**

"FERNVIEW FARM" is located just north of Gingin and Bindoon. The property suited to corporate investors and motivated buyers looking for secluded land to develop specific industries or unearth multiple recourse's for our growing population in Western Australia.

- Land Size: 621.24ha / 1535.14acres
- Zoning: Rural
- Shire: GINGIN WA 6503
- Rates: \$4500 approx.
- Price Guide: Offers from \$3,500,000

### Homestead/Accommodation:

- 7 bedrooms & 3 bathrooms
- Open plan living area
- 2 R/C split system air conditioning units
- Wood fireplace
- Verandah's and spacious decking area's with great views over the farm and escapement
- Solar HWS & instantaneous gas
- Garage

### Sheds:

- Main Shed near house: 24m x 26m plus 8.7m x 18.5m lean-to
- 3 Stand shearing shed: 24m x 13m
- Multiple open front farm sheds along driveway
- Cattle yards (originally operating and set up for backgrounding cattle)

### Water:

- Water licence: 129,150KL (Perth- Mirrabooka Aquifer) (Central Scarp Sub Area)
- 3 bores
- Rain tank for house supply, can be switched filled from bore

### Potential Uses:

- Large Scale Feedlot, Piggery, Poultry, Animal Husbandry and more
- Gravel and Sand Quarry (mixture of sand, gravel and mineral types)
- Mixed Farming and Lifestyle
- Cropping and Grazing
- Timber Plantations

### Other Information:

- Pine plantation: 90ha (north side) and 80ha (south side)
- Native Bush: Mixture of hardwood and scrub, mostly stands of Redgum and Jarrah

### Location:

- Gingin: 20 minutes
- Bindoon: 15 minutes
- Muchea: 35 minutes
- Perth Airport: 1 hour

For more information or to schedule a viewing, please contact:

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