

1358 Cowalla Road, Wanerie, WA, 6503

Rural For Sale

Friday, 27 September 2024

1358 Cowalla Road, Wanerie, WA, 6503

Type: Rural



Adam Shields
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Lifestyle and Hobby Farming Property with Horticultural Potential Near the Coast and Amenities!

This sought after 29acre property is now available! The owner has put in significant work to clean up and renovate the property making it the ideal opportunity for a lifestyle change.

If you're looking for a family home with the potential to run a horticultural business, this could be the one for you!

Key Details:

- Land size: 11.83ha / 29.23ac
- Zoning: General Rural / Farming
- Shire: Gingin WA 6503 (Suburb Wanerie)
- Price Guide: Offers invited from \$1,250,000

House Features:

- 4 bedrooms & 2 bathrooms
- Double brick & iron home, built around 2000 approx.
- Open plan kitchen, dining & lounge
- Master bedroom including walk in robe & ensuite
- 3 additional bedrooms with built in robes
- Separate lounge, games or potential 5th bedroom
- Wood fireplace & ducted evaporative air conditioning through out
- Below ground swimming pool (not fenced to shire regulations)

Sheds:

- Shed 1: Machinery shed with 1x1 living quarters, concrete floor, 3-phase power & cool-room
- Shed 2: Open front shed

Water Supply:

- Water licence for 85,690 KL
- 4-inch production bore with 5.5hp submersible pump
- Bore supplies the house, reticulation to lawns/gardens & irrigation to fruit trees
- 3 concrete tanks

Orchard:

- Variety of established fruit trees including mango, mandarin, lime, guava & more

Location:

- 30 minutes to Lancelin Townsite
- 35 minutes to Two Rocks Marina
- 25 minutes to Gingin Townsite
- 1 hour & 15 minutes to Perth Airport

For more information or to schedule a viewing, please contact our team!

(Inspections by appointment with prior notice required)

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