

**163 Fulcher Rd, Ryansbrook, WA, 6395**



**Rural For Sale**

Wednesday, 14 August 2024

163 Fulcher Rd, Ryansbrook, WA, 6395

**Bedrooms: 4**

**Bathrooms: 2**

**Type: Rural**



Kate Jefferies

## "MENHIR" | 163 Fulcher Rd | KOJONUP

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This picture perfect 44ha farm/lifestyle property just 35km out of Kojonup has everything you need to go farming on a small scale without the huge price tag!

Suited to a wide array of landuses including: Grazing/Cropping/Intensive Agriculture/Lifestyle/Tourism, opportunity abounds here with the potential to intensify or diversify.

The character-filled 4-bedroom, 2-bathroom rammed earth home is beautifully situated on an elevated site, offering stunning rural views from every window. The home's design is cozy, spacious and practical, creating an inviting atmosphere from the moment you step through the convenient mudroom, which includes a separate shower, toilet, and laundry. As you continue down the hall and into the dining area, you'll be captivated by the light-filled living space, where large windows frame the stunning scenery. The warmth of the wood fire adds to the inviting ambiance, complemented by the beautiful cork and slate flooring throughout.

The kitchen is both practical and spacious, featuring a gas stove, electric oven, ample bench space, and plenty of storage. It flows effortlessly into the large lounge area, which not only boasts an open fire but also includes a versatile upstairs hobby room/loft. Each of the four bedrooms is generously sized, with three featuring built-in robes. The main bedroom has plenty of appeal, with large windows that overlook the property and direct access to the outdoors.

Completing the home is an expansive verandah that wraps around, perfect for unwinding and enjoying the stunning sunrises and sunsets that this property has to offer.

"Menhir" is in a convenient central rural location - only 140km from Albany, 300km from Perth and 200km from Bunbury. The closest town is Kojonup which is only a short drive away and has a wide array of services and amenities.

The area is steeped in history and the ruins of the original stone homestead built c1870 still stand on property as a testament to this.

With 7 fenced main paddocks, the property is currently running sheep (400 on average) but would also be well suited to cattle or horses. There is also the potential for further diversification with planning permission approval for a 500head piggery and more information is available upon request in regards to this.

The property is undulating and picturesque and from the high points you have stunning views right across the surrounding farms. The productive red loams and forest gravels also make the property suitable for cropping allowing even more diversity on a small scale.

The property has been farmed in a regenerative style of management and there has been a focus on growing quality pastures and fodder to maintain high stocking rates while continuing to improve the soil structure. Minimal chemical has been used on the property.

"Menhir" with its 512mm rainfall average has good water security with three good sized dams. Infrastructure on the property includes new steel shepyards, an older style 4 stand shearing shed, 135,000L rainwater tank, 1 x 23,000L tanks

For anyone looking towards self sufficiency there are also established raised vegetable gardens, chookpen and a beehive. Two of the dams are also stocked with silver perch that are ready to be caught!

This pretty property with its stunning views and inviting rammed earth home also has pockets of bushland, granite outcrops and a winter creek that runs through it making it a truly special place to call home.

A WIWO option with stock, plant and equipment is also available for interested buyers. More details available upon request.

For a detailed Property Information Memorandum or to arrange an inspection please contact:

Kate Jefferies

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RAY WHITE RURAL WA