

2079 Cowalla Road, Cowalla, WA, 6503



Rural For Sale

Friday, 30 August 2024

2079 Cowalla Road, Cowalla, WA, 6503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Rural



Tony Morgan
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Just Listed - Prime Rural Property 'Bidaminna'

Lot 1643, Lot 1644 Millbank Road and 2079 Cowalla Road, Cowalla (Gingin).

FOR SALE BY OFFERS TO PURCHASE

This property offers an exceptional opportunity to own a substantial parcel of land in the heart of the northern food bowl, featuring a blend of historical significance, natural beauty, and agricultural potential.

PROPERTY OVERVIEW:

- **Location:** 2079 Cowalla Road, Lot 1643 and Lot 1644 Millbank Road, Cowalla
- **Shire of Gingin:** 'General Rural' Zone
- **Total Area:** 466.14ha (1,151.86 Acres)
- **Arable Area:** 387.1 ha (956.5 Acres)
- **Titles:** 3 Separate Titles:
 - Lot 1643 Millbank Road: 340.13ha (840.48 Acres)
 - Lot 1644 Millbank Road: 64.76ha (160.04 Acres)
 - 2079 Cowalla Road (Lot 5902): 61.24ha (151.34 Acres)

KEY FEATURES:

- **Residence:** A spacious and comfortable brick homestead includes a recently replaced colorbond roof, 4 bedrooms, 2 bathrooms, and an oversized 2-bay garage. The interior has been refreshed, ready for the new owner to add their personal touch. Additional features include a new slow combustion fire, LPG availability in the kitchen, a recently replaced electric storage hot water system, and a 28,000L rainwater tank. The yard is enclosed, providing a secure and private space.
- **Infrastructure:**
 - Two large steel framed machinery sheds
 - Silo in good condition
 - Super shed
 - Cattle yards
- **Fencing:** The property features new boundary fences in excellent condition, with a program in place to fence the land according to soil type and management needs.
- **Water Supply:** An abundance of underground water ensures a reliable and consistent water source. Stock are watered by a solar-powered bore that supplies large tanks via 50mm poly pipes, reticulated to multiple water points via 40mm poly pipes. The bore maintains a static water level of approximately 5m, ensuring a reliable water supply.
- **Rainfall:** The area benefits from assured and reliable rainfall.
- **Property Access:** Bitumen road frontage to Cowalla and Millbank Road.
- **Power:** 3-phase power on both sides of property.
- **Natural Attractions:** The property boasts diverse natural features, including the Bidaminna Lake wetlands, Melaleuca (Paperbark) and stands, Tuart forest, and intriguing limestone caves. These elements not only enhance the aesthetic appeal but also offer unique ecological value.
- **Historical Significance:** This land was among the early acquisitions on the northern stock route, as documented in WJ de Burgh's 'Neergabby': A history of the Moore River and Lower Gingin Brook from 1830 to 1960, adding a rich historical context to the property.

SUITABILITY:

This property is ideally suited for rural lifestyle, potential intensive farming and cattle operations, offering ample space and resources to support a thriving agricultural business. The land supports a good balance of Tuart/ Red Gum parkland cleared and is well-suited for grazing and cropping, with established perennial pastures that ensure sustainable

agricultural productivity.

LOCATION BENEFITS:

Conveniently located just 45km from Gingin, providing easy access to local amenities and services and only 15km from the coast, offering the perfect balance of rural tranquility and coastal proximity. Located 50km from Gingin Beef Abattoir and 70km to Muchea Sale Yards.

INVESTMENT POTENTIAL:

This property is a land banking dream, offering several attractive investment opportunities for immediate income generation through cattle grazing, providing a steady revenue stream and a significant limestone resource, which has been previously surveyed, adding another layer of commercial potential.

All of this comes with stunning aesthetic appeal, making it not only a practical investment but also a beautiful place to call home.

Don't miss a rare opportunity to own an expansive, versatile, and well-equipped property in a sought-after area. Whether you aim to expand your current farming operations or embark on a new venture, this property provides everything you need in a prime location.

For more information and to inspect this unique property please contact:

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