

**476 Lindberg Road, Kalgup, WA, 6280**

ACTON

**belle**  
PROPERTY

**Rural For Sale**

Wednesday, 25 September 2024

476 Lindberg Road, Kalgup, WA, 6280

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**

## A place of reflection

Venture down the driveway to uncover a serene and exclusive retreat nestled on the outskirts of Busselton. Spanning 16 acres of private grounds adorned with mature tall timbers, deciduous trees, and nectar-bearing shrubs, this property is alive with the sounds of birdsong from sunrise to sunset. With the abutting Vasse River and reserve, it offers a tranquil space for reflection or engaging in activities that bring you joy.

Ideal for family living, this recently renovated 3-bedroom, 2-bathroom brick veneer and iron homestead features spacious living areas designed for the whole family. The large, well-appointed open-plan kitchen, dining, and living areas flow seamlessly to wide, shady verandahs that encircle the home, creating a perfect indoor-outdoor experience.

The property is well-equipped with a substantial lockable brick shed, complete with power and a concrete floor, ideal for storing larger farm equipment or a caravan. Additional structures include a hay shed, general-purpose shed, and shearing shed, with the entire property fenced into 8 paddocks, ready for various livestock.

Benefit from a reliable water supply with two dams, two bores, a water filtration system, and a bonus 15,000 KL water license.

Outside, the fun begins! Verandahs on all four sides provide shade and shelter for entertaining guests, creating an inviting setting for relaxed evening conversations. The easy-care, well-maintained gardens offer refreshing summer shade and ample lawn space for children to play.

This exclusive lifestyle property is more than just a home; it's a retreat from the hustle and bustle of everyday life. The abundant birdlife thrives here, and we are confident you will too.

Situated in a sought-after locale with convenient access to excellent schools, premium shops, medical facilities, dining, and recreational options in Busselton, this property combines lifestyle and location in an effortlessly appealing way.

Property features:

- Renovated 3 bedroom 2 bathroom brick veneer and iron homestead
- Open plan design
- Wood fire
- Solar hot water
- Reverse cycle x 2
- Insulated
- Dishwasher
- Driveway alarm
- Rainwater tanks for domestic supply
- Vasse River abuts property boundary with adjoining river reserve
- 1 x workshop shed
- 2 x carports
- 1 x shearing shed
- 1 x hay shed
- Fenced into 8 paddocks
- Two dams
- Water equipped from 30m deep bore
- Water filtration iron removal system
- Back-up bore
- 1500KL water license
- Single phase power
- Electric fencing (ringlock and plain wire)

- Busselton school bus pick up corner Kalgup and Chapman Hill Road
- Established vegetable garden producing beds of asparagus, artichoke and rhubarb
- Mixed fruit orchard with over 15 different varieties
- Established bush tucker plants - Bunya Pine, Fraser Island Apple, Illawarra Plum, Saltbush, Gumbi Gumbi
- Beautiful stands of mature Paperbark, Jarrah, Marri and Rivergum
- Located in Kalgup within the city of Busselton

With everything on offer, this picturesque property is expected to attract significant interest. If you are interested in this type of property, please contact the agent for a price guide at your earliest convenience.