

**897 Brand Highway, Muchea, WA, 6501**

**Rural For Sale**

Monday, 28 October 2024

897 Brand Highway, Muchea, WA, 6501

Type: Rural



Adam Shields  
0429104760

## Think Of The Future! Prime Location, close to City!

Looking for prime farming land for rural business, lifestyle, cattle, horses and more, close to the Perth and Muchea!

### Title Details:

- Land Size: 72.27 hectares / 178.58 acres
- Zoning: Rural Resource
- Shire Region: Muchea (Chittering Shire WA 6051)
- Annual Shire Rates: Approx. \$4,000 approx.
- Price Guide: \$2,400,000. (Sellers are GST registered and are running a primary business - livestock/cattle farm)
- Income: Any Income from this property depends on how you decide to manage your primary business or use the land.

### Improvements:

- 3 main paddocks, all in excellent or new condition
- Large Steel Cattle Yards
- Solar Bore, 30.5m deep, pump set at 19m, solar pump can produce approx. 48lt a min
- 2 main dams
- Excellent grazing country
- Long-term fertiliser history

### Location:

- 5 minutes to Muchea townsite
- Less than 20 minutes to Ellenbrook
- 30 minutes to Perth airport

This property offers buyers excellent equestrian and grazing potential, with year-round green pastures, including Cooch, Kyke, Serradella, Strawberry Clover, Balansa Clover and more!...

For more information or to book an inspection please contact:

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