

# Lot 3 Pinjarra-Williams Road, Dwellingup, WA 6213



## Acreage For Sale

Thursday, 9 January 2025

Lot 3 Pinjarra-Williams Road, Dwellingup, WA 6213

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 50 m2

Type: Acreage



Andrew Butterly  
0895314444

## OFFERS OVER \$1,900,000

• A Rare Rural Opportunity • An extraordinary lifestyle opportunity • 125 Acres of Endless Potential • Exceptional Hobby Farm with Income Potential

Nestled in the heart of Dwellingup, this expansive 50.69-hectare (125-acre) property offers an extraordinary blend of natural beauty, well-designed infrastructure, and income-generating potential. Perfect for hobby farmers, nature lovers, or those seeking a peaceful rural escape, it's a rare find with endless possibilities.

**Highlights:**

1. **Fruit Orchard:** Over 3,000 fruit trees bursting with nectarines, cherries, apples, pears and the rare and highly sought-after plum-apricot blend.
2. **Water Abundance:** Two dams, a winter stream and three bores (one currently operational with a water license) ensure plentiful water for irrigation, livestock and personal use.
3. **Irrigation:** A reliable system with controls keeps the orchard thriving and soil fertile, ideal for expanding your agricultural endeavours.
4. **Aquatic Delights:** Stocked with marron, yabbies, trout, and silver perch, the dams invite you to catch dinner right from your doorstep.
5. **Timber Plantation:** 10 acres of pine trees provide additional potential for future income or aesthetic appeal.
6. **Livestock Ready:** Fully fenced on three sides, the property offers ample space to run livestock alongside your farming ventures.

**Infrastructure** Purposefully designed for productivity and comfort, the property is equipped to support both personal and commercial ventures:

1. **Studio:** A cosy and functional 1-bedroom, 1-bathroom powered unit ready to be fitted out as you like.
2. **Versatile Sheds:** Three sheds, including a massive 580m<sup>2</sup> multi-use shed, house machinery, refrigeration, and storage facilities. Previously a commercial fruit packing facility, the shed features cool rooms, an office, cherry pickers, and mezzanine worker accommodation with a kitchen and bathroom.
3. **Walk-In Walk-Out:** All plant and equipment can remain with the property, allowing you to begin your new lifestyle without delay.
4. **Council Rates:** Annual council rates are \$3,238

**Endless Possibilities:** Whether you envision a private retreat, a working farm, or a commercial venture such as agritourism, chalets, or a boutique bed-and-breakfast (subject to council approval), this property is ready to make your dream a reality.

**Location:** Located just 5km from Dwellingup town, this property offers the best of both worlds-peaceful rural living with modern conveniences close by:

1. **Easy access to schools, shops, and local attractions.**
2. **Less than two hours from Perth, making it an accessible weekend retreat or permanent tree-change destination.**

Don't miss this rare opportunity to secure your slice of rural paradise and create the lifestyle you've always dreamed of. For more information or to arrange a private viewing, contact Andrew on 0410 588 803.