

# 159 Kudardup Road, Kudardup, WA, 6290

ACTON

**belle**  
PROPERTY

## Rural For Sale

Wednesday, 20 November 2024

159 Kudardup Road, Kudardup, WA, 6290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Rural**

## Captivating Kudardup farm

Located south of the Margaret River townsite, 'Spring Valley' farm presents a peaceful and private atmosphere, offering outstanding opportunities for a range of agriculture enterprises whilst enjoying the serenity of rural life.

With captivating views across to the Blackwood River and Southern Ocean from the higher ground of the property, this stunning landscape provides the perfect balance of productive farmland and natural beauty, set against a tranquil backdrop of Australian bushland.

Ideal for nature lovers, farmers, and conservationists alike, it offers a unique opportunity to enjoy the rural lifestyle while taking full advantage of the land's diverse features for a variety of agriculture, horticultural, and agribusiness endeavours.

Covering approximately 72.10 hectares (around 178 acres) with both high and low country, combined with premium soil types, abundant water supply from a large, gully, spring-fed dam and numerous smaller spring-fed dams scattered across the landscape. Water is pumped from the dam to the house tank and gravity feeds back to the troughs in each of the 8 paddocks.

The large gully dam encased in tall timbers of majestic Jarrah, Marri and Karri is stunning and offers a tranquil setting with the sounds of birdsong and is a viable asset on the farm.

Improvements include an original "war service" cottage (private rental in place) in very good condition with Wandoo floorboards, high ceilings and charming character throughout. Additionally, several outbuildings are present, including a powered machinery shed/workshop, general purpose shed set up for shearing and meat processing, along with a hay shed providing ample storage and operational space if needed.

Access to the property is convenient with a well-maintained gravel road, providing reliable entry for vehicles and larger equipment.

Spring Valley is a premium grazing property located in this well recognised farming precinct, and perfectly positioned within the South West tourist route with its eco-adventures, delicious providers, cycle/hike trails, tourist caves and pristine beaches all in proximity. The quaint town of Augusta and access to the Blackwood River is a 10-minute (approx.) drive to the south, and a further 35 minutes to the townsite of Margaret River to the north.

### Property features

- ☑ Wood and iron frame "war service" home in very good condition (private lease in place)
- ☑ 3-bedrooms, 1-bathroom
- ☑ Solar panels on roof fed back into the grid
- ☑ Wood fire
- ☑ Insulation
- ☑ Garage lean-to
- ☑ Hay shed
- ☑ Machinery shed/workshop, power connected, cement floor
- ☑ General purpose shed set up for shearing and meat processing
- ☑ 25,000 litre (approx.) rainwater tank for domestic and garden use
- ☑ Numerous smaller dams
- ☑ 1 large spring-fed gully dam
- ☑ Mature Jarrah, Karri and Marri
- ☑ Pockets of native bushland
- ☑ Fenced into 8 paddocks all with water points
- ☑ New set of cattle yards

-☒ Commanding valley views

-☒ Dependable rainfall 1,000mm to 1,100mm (approx.)

#### Title

-☒ 72.10 hectares (approx. 178 acres)

-☒ Zoned Priority Agriculture

-☒ Shire of Augusta/Margaret River

#### Location

-☒ Augusta townsite 9km (approx.)

-☒ Margaret River townsite 40km (approx.)

-☒ Molloy Caravan Park and Blackwood River 10km (approx.)

-☒ Hamelin Bay 15km (approx.)

-☒ Jewel Cave 11km (approx.)