

217 Ferngrove Road, Frankland River, WA 6396

Sold Cropping

Tuesday, 7 January 2025

217 Ferngrove Road, Frankland River, WA 6396

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 66 m2

Type: Cropping



Richard Gledhill
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\$790,000

Harcourts Southern Forests are excited to offer this fantastic small rural holding nestled amidst the picturesque vineyards and countryside of Frankland River. Key property features include:

- 66.9ha (approximately 165 acres) fully cleared except for some stock shelter
- 1940 built homestead comprises 4 bedrooms, separate sleepout, modern bathroom, country style kitchen, meals and lounge with solid wood heating and reverse cycle
- Embrace the serene surroundings from the verandahs that wrap around three sides of the homestead, creating the perfect spot to relax and enjoy time with family and friends
- Double carport and small work shed
- Additional large general-purpose shed
- Chook pen and small house orchard
- Numerous small dams
- Current canola crop planted (approximately 40ha) under lease until December 2024, potential to continue with future income stream or make your plans to farm the land
- Bitumen road frontage
- Proximity to regional towns approximately 70 kms to Mount Barker and 85kms to Manjimup

Sales Consultant Richard Gledhill says whether buyers are seeking a peaceful retreat, a hobby farm or an investment in agricultural land, this property presents a rare opportunity to own a slice of Frankland River's renowned grape producing region. Offering a huge price reduction now is the time to contact Harcourts Southern Forests to arrange a viewing!

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