

14129 South Western Highway, Waterloo, WA 6228

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PROPERTY

Sold Mixed Farming

Wednesday, 8 January 2025

14129 South Western Highway, Waterloo, WA 6228

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 38 m2

Type: Mixed Farming



Peter Johnston
0897915777

\$1,750,000

Discover a remarkable 94-acre property featuring two homes, multiple sheds, irrigation, and premium pasture. Located in the heart of dairy, beef, and equine country, this property is conveniently located just a 20-minute drive from Bunbury in Waterloo, the gateway to the Ferguson Valley Wine Region. We invite Expressions of Interest for this prime asset, targeting the late \$1 million range. This is a unique opportunity to secure a valuable investment in a desirable location. This prime farmland offers:

- Direct frontage to South West Highway, with easy access to Forest Highway.
- Breathtaking agricultural landscapes, perfect for endless outdoor adventures for the entire family.
- Potential for future rural or agri-business opportunities with the upcoming Bunbury outer ring road (subject to Shire approval).

Spanning over 94 acres, this property features two residences that provide a variety of income options for various lifestyles. The school bus route conveniently passes by the front gate, offering easy access to local primary and secondary schooling in the nearby towns of Burekup, Dardanup, Roelands, Bunbury City, Eaton and Australind.

Residence 1: A solid 4-bedroom, 2-bathroom brick home that showcases classic construction, surrounded by wide verandahs on three sides.

- Spacious bedrooms, each with built-in robes.
- Two separate lounge rooms, both featuring wood fireplaces and an open-plan mixed media room.
- The home is designed for comfortable living, with ducted split system air-conditioning, feature brickwork, and tiled floors.
- A large, well-appointed kitchen equipped with a gas hob, electric oven, and generous fridge recess.
- A lock-up powered workshop garage with ample space for large vehicles.
- The design promotes a lifestyle of leisure, with large windows and sliding doors leading to covered verandahs and a BBQ area to embrace the best of country living.

Residence 2 is a charming 4-bedroom, 1-bathroom brick veneer cottage, showcasing beautiful timber floors, an electric stove, and a cozy wood fire. This inviting home features two spacious lounge rooms, ceiling fans, and split system air-conditioning for year-round comfort, along with a convenient garden shed.

- Currently leased to tenants who maintain the property in a neat and tidy condition.
- This country character cottage is ideal for families seeking a secondary dwelling with privacy between homes. Alternatively, you can keep it as a rental with immediate income with the current superb tenants.

This expansive property features approximately 16 paddocks with connecting laneways, complemented by 3 dams and irrigation water rights from Harvey Water (Wellington Dam). Each residence benefits from rainwater tanks and livestock troughs pressurized by water systems. The multiple outbuildings include a powered old dairy with cattle yards, a powered hay shed, and a secure lockable workshop with a concrete floor, providing ample storage and operational space.

Property features:

- 4-bedroom 2-bathroom brick home
- 4-bedroom 1-bathroom brick veneer home (currently rented)
- 3 dams
- Divided into approx. 16 paddocks
- Irrigation water rights from Harvey Water (75 megalitres)
- Old dairy with cattle yard
- Hay shed
- Lockable workshop with power and concrete floor
- South West Highway frontage
- 2.9km to Burekup (approx.)
- 18km to Bunbury (approx.)

This exceptional farming property boasts a highly desirable location with excellent access to road and rail infrastructure.

- Eaton Fair shopping centre and Treendale are just a 15-minute drive away, while Brunswick is also within 15 minutes.
- The turnoff to Collie and Worsley is a mere 5 minutes away, and the Forest Highway interchange is nearby.
- Ferguson Valley approximately 15 km away, easily reached via the Henty Road turnoff just 2 km down the road.
- Conveniently close to the industrial precincts of Bunbury, Picton, and Eaton.

This property is perfectly suited for horses, cattle, and hay cropping. It features well-designed layout with powered sheds, dams, and robust infrastructure that offers immense potential for a variety of agricultural, horticultural, and agribusiness endeavours. We encourage you to register expressions of interest promptly.