

860 Ralston Road (Dixvale), Manjimup, WA 6258

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PROPERTY

Mixed Farming For Sale

Saturday, 4 January 2025

860 Ralston Road (Dixvale), Manjimup, WA 6258

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 483599 m2

Type: Mixed Farming



Paul Rumenos

0427820713

Offers from \$1,450,000

The gorgeous outlook from the country home on this outstanding 119.5 acre property gives you the feeling you are at a resort. A supreme lifestyle farm with vistas galore and currently farming approximately 300 Australian White sheep (self-shedding). The comfortable double brick home is north orientated and captures picture perfect views across the lawn and gardens to a magnificent natural looking dam with a tree and hill backdrop. The open plan living, dining and kitchen area is functional with woodfire burner and direct access out to the front verandah and undercover alfresco area with built-in woodfired pizza oven. There are three good sized bedrooms with the primary having a romantic open woodfire. There is also a study/office and a spa/shower with a picture perfect view from the bathroom. An entertainers delight with lovely alfresco area overlooking the sparkling 9.5m x 5m pool to the dam and beautiful gardens and lawn surrounds. There are many treasured memories to be had with the current owners hosting family weddings. Other infrastructure includes an 8m x 10m open-bay machinery shed, 7.5m x 13m open-bay general purpose shed with a 2.4m x 4m coolroom and a 7.4m x 10m fully lockable twin roller door shed with bonus mezzanine floor. Water supply comes from the main dam of approximately 25-30mg/L for general use plus rainwater tanks for household. There is also another dam plus 3 spring fed soaks and 5 marron ponds (not currently in use). Fencing is in good condition and there are 7 fenced internal paddocks, sheep/cattle yards and 2 silos for the 4ha of annually harvested oats for the sheep. The property also produces its own hay/silage. Delightful property offering a lifestyle you could only dream about, approximately 11km to the heart of the vibrant Manjimup CBD and all its amenities. This is a true 'Going to the Country got to get Away' place you could sing about.