

**Lot 500 Pipe Clay Gully Road, Middlesex, WA, 6258**

*Elders*

**Rural For Sale**

Monday, 28 October 2024

Lot 500 Pipe Clay Gully Road, Middlesex, WA, 6258

Type: Rural

## **41 Acre\* Blank Canvas!**

Middlesex, a sought after locality approximately 12km from the 'food bowl capital' of Manjimup. This 41 acre\* property has sweeping views of the Middlesex corridor. The block is supported with a dam and a 4 kilowatt solar system. The owners currently have their beef stock grazing the property. There is a battle-axe entry to the property from Pipe Clay Gully Road.

Manjimup Shire is committed to building on the region's momentum as the food bowl of WA with initiatives such as the Southern Forests Food Council, and goals of expanding markets for fresh produce, both nationally and internationally.

There are many tourist attractions in the Manjimup area including the Manjimup Heritage Park, Diamond Tree, walking and biking trails and national parks.

### Features:

Approx. 12km\* from Manjimup

Western boundary a nature reserve

Solar System

Secure boundary fence

Size 41 acres