



Sold



524 Yalyalup Road, Hithergreen

Exceptional 14.5-Acre Lifestyle Property with Multiple Income Streams

Location: Hithergreen, WA - Only 12 Minutes from Busselton Airport
4 Bedrooms | 2 Bathrooms | 475m² of Living Space
14.5 Acres of Beautiful Land with Multiple Income Opportunities

Discover the perfect blend of comfortable living, sustainability, and income potential in this premium lifestyle property, ideally located close to Busselton Airport and the city center. Whether you're seeking a family home, rural retreat, or investment opportunity, this property offers a wide range of possibilities.

HOME FEATURES:

- Spacious 4-bedroom, 2-bathroom residence with high-end finishes throughout.
- Private master suite featuring remote-controlled curtains, walk-in robe, ensuite, stone vanity, and separate toilet.
- Open plan living with lounge, dining, and kitchen areas, all enjoying views of the surrounding gardens.
- Modern granite kitchen with walk-in pantry, dual Miele ovens, gas/electric cooktop, and Asko dishwasher.

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FOR SALE

Offers From \$1,900,000

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Home office/study, generous laundry, and walk-in linen storage for convenience.
- Large enclosed alfresco area with tiled floors, built-in BBQ, rangehood, ceiling fans, and insulation, opening to an additional outdoor space with shade sail and aggregate concrete.
- Climate comfort: Fujitsu reverse cycle A/C in all bedrooms, a brand-new Daikin cassette A/C in the living area, ceiling fans, and a wood fire with heat transfer system.
- Timber flooring: Beautiful Blackbutt hardwood throughout.
- Energy efficiency: 5.6KW solar panels and 13.4kWp off-grid solar system for bore pump and household backup.
- Parking: Oversized double garage, double carport, and multiple sheds for vehicles, caravans, and equipment.

OUTDOOR & FARM FEATURES:

- Established Avocado Orchard: Approx. 500 trees on 2.03 ha (5 acres), including moisture detection system for optimal irrigation.
 - * Income generation via wholesalers and direct sales.
 - * Bore-fed irrigation system for efficient water usage.

SHORT-TERM & FARMSTAY ACCOMMODATION POTENTIAL:

- A 15m x 9m shed with living space, ideal for a caretaker's residence or as a teen retreat.
- Just 12 minutes to Busselton Airport, making it perfect for holidaymakers or FIFO workers.
- Beautiful natural surroundings lend themselves to eco-tourism, wedding venues, or event functions - a fantastic additional income opportunity.

LIVESTOCK, PRODUCE & MORE:

- Vegetable gardens and multiple fruit trees, including macadamia, providing fresh produce.
- Large chook run, perfect for poultry farming.
- Fenced paddocks for livestock grazing.

WORKSHOP & STORAGE RENTAL POTENTIAL:

- Several sheds with power and water, perfect for leasing to tradespeople, hobbyists, or for storage purposes.
- 12m x 10m caravan storage shed with 4 roller doors - potential for caravan and boat storage rental.

FRIENDLY OFF-GRID LIVING:

- 5.6KW solar power system provides self-sufficiency and reduces operational costs.
- 13.4kWp off-grid solar system for the bore pump and emergency household backup.

WATER STORAGE & IRRIGATION:

- 2 x 120,000L rainwater tanks with UV filtration, supplying water to the house.
- Efficient bore-fed irrigation system ensuring crops and livestock are well-watered.

PRIME LOCATION:

- 12 minutes to Busselton Airport - Perfect for FIFO workers or holiday guests.
- Close to Busselton, Dunsborough, and Margaret River, known for world-class wineries, stunning beaches, and renowned restaurants.
- Peaceful rural setting with easy access to modern amenities - a true escape offering the best of both worlds!

Don't miss out on this incredible opportunity to own a unique rural retreat with exceptional income potential.

Schedule a viewing today and secure your dream property!

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	177KHND
Property Type	AcreageSemi-rural
House Size	475 m2
Land Area Including	5.97 hectare
	Study
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Solar Panels
	Grey Water System
	Water Tank

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HOUSE : 241.31m²
VERANDAH/CARPORT : 111.51m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

