



49 Gulberti Road, Ruabon

## Serene 137-Acre Rural Retreat — Ideal for Families, Hobby Farms & Off-Grid Living

Set on 137 peaceful acres in the South West, this versatile property offers space, sustainability, and modern comfort just 15–20 minutes from beaches and town amenities. Perfect for families, hobby farmers, or those seeking a self-sufficient lifestyle.

### Property Highlights:

- " Two self-contained studios —great for extended family or rental income (currently leased at \$600/week on a periodic lease).
- Large refurbished shed with front/rear access and shared laundry space.
- grid ready —26-panel solar system, 2 lithium batteries, diesel generator.
- " Water supply —two 25,000L rainwater tanks, 150,000L storage tank, bore with 10,000L livestock tank (no water license costs).
- " Outdoor features —large dam, fenced paddocks, horse yards, full electric fencing, 5x3m patio.
- " Comfort & convenience —air-conditioning, ceiling fans, school bus service, potential for new dwelling (STCA).

### Studio Details:

4 2 2

### FOR SALE

Offers From \$1,500,000

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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



- Studio 1: 2 beds, ensuite, open-plan living, stone benchtops, gas oven, electric cooktop.
- Studio 2: 2 beds, bathroom with claw-foot tub, separate toilet/laundry, living area with shed access.
- Both include reverse-cycle air conditioning and insulation
- Shed dimensions approximately 23.5m x 12m (not including verandah's)

This is a rare chance to enjoy peaceful country living with income potential and no utility bills.

For further information or to arrange a private inspection, contact me today!

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	17EGHND
Property Type	AcreageSemi-rural
Land Area	55.44 hectare

**Karen Kemp 0417 178 098**

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