



Lot 1 on DP 426021/ Bridgetown - Boyup Brook Road,  
Boyup Brook

## Where Water Reigns

There are properties that read well on paper, properties you inspect... and then there are properties you feel the moment you arrive, places that only get better as they unfold while you move across the land. This is one of those rare holdings.

Set just moments from Boyup Brook, yet wrapped in a pocket of countryside that feels quietly removed from the world, this remarkable 230-acre (approx.) holding unfolds as a sweep of rolling pasture, elevated ridgelines and gently falling valleys that draw the eye in every direction. From the high points, the views stretch across classic West Australian farming country, green paddocks, scattered mature trees and long, uninterrupted horizons that shift with the light throughout the day.

Water is the heartbeat of this property, and here it is nothing short of exceptional. Four natural flowing water soaks weave through the landscape, feeding the ground and maintaining pasture in a way only naturally watered country can. Four established dams, positioned within strong catchments, anchor the land and provide a level of water security that is increasingly priceless. This is water that works, flowing, collecting, and sustaining, supporting livestock, pasture growth, and long-term resilience.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 98 ha

**FOR SALE**  
\$2,495,000

### AGENTS

Matt Blackford  
0405 919 121  
Matt.Blackford@ljhsouthwest.com.au

Melanie Shorter  
0423 943 472  
Melanie.Shorter@ljhsouthwest.com.au

### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880



The country itself is clean, usable and well-shaped. Gently undulating paddocks, free-draining soils, and sheltered valleys have historically supported strong numbers of sheep and cattle, and continue to offer outstanding grazing potential. For those with a cropping focus, the mineral-rich, well-fertilised soils are equally impressive, with approximately 99 acres currently under crop and harvested annually. Combined with premium fencing throughout, the land can be utilised immediately and efficiently, a property that can be walked into and worked from day one.

As you move across the holding, it's easy to picture the future here. Elevated positions offer commanding outlooks over the surrounding farmland, with natural shelter and privacy. Subject to the appropriate approvals, the land lends itself beautifully to the establishment of a residence that would take full advantage of the views, the water and the sense of space that defines this country.

What elevates this property further is its exceptional proximity. Sitting approximately 1.5 kilometres from the Boyup Brook township and directly off Bridgetown-Boyup Brook Road, it occupies a rare middle ground, close enough for daily convenience, services, and community, yet far enough to feel immersed in open farmland. This is a tightly held location where properties of this scale and quality seldom become available.

Quiet, productive, well-watered and, most of all, undeniably beautiful, this is country with substance and soul, a property that rewards both the practical-eyed farmer and the emotional buyer seeking something genuinely special. It is a place to work, to invest, and to stand still for a moment and simply take it all in, a rare opportunity to secure premium land in one of the region's most desirable rural pockets.

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	19HWHND
Property Type	MixedFarming
Land Area	98 ha

### **Matt Blackford 0405 919 121**

Sales Consultant â€“ Collie | [Matt.Blackford@ljhsouthwest.com.au](mailto:Matt.Blackford@ljhsouthwest.com.au)

### **Melanie Shorter 0423 943 472**

Sales Assistant to Matt Blackford |  
[Melanie.Shorter@ljhsouthwest.com.au](mailto:Melanie.Shorter@ljhsouthwest.com.au)

### **LJ Hooker Property South West WA (08) 9791 6880**

130 Victoria Street, BUNBURY WA 6230  
[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)

