



Darkan, 3712 Quindanning Darkan Road

ESCAPE TO THE COUNTRY

New to the market, this property is a credit to its current owners who have put years of work into creating what this amazing property is today. Comprising of 70 acres with a lovely modern comfortable 3 x 1 Hardiplank & Iron home.

Sit on the decked front verandah with the morning coffee and take in the breathtaking views of the magnificent garden and rolling hillside farming land. The outdoors is a delight with a variety of 40 plus fruit trees including apples, peaches, plums, mulberry, nectarine, macadamia, oranges, apricots, the list goes on.

Water to the property is not an issue with both a 10,000 & 20,000 gallon tank providing water to the homestead. With 2 dams and periodic mains water, all the livestock are catered for. A second 10,000 gallon tank is filled from the dams for the garden.

This property has the potential to run up to 300 head of sheep or if cattle are your



LAND 70.12 acre

For Sale
Please Call

Contact
Mitch Davidson
0408 910 337
mitch.davidson@ljhsouthwest.com.au

Emily Chappell
0447 340 344
emily.chappell@ljhsouthwest.com.au



Disclaimer: 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.

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(08) 9791 6880

preference then this property would also accommodate.

WHY BUY ME:

Lounge room with ceiling fan, R/C air conditioning and cozy log fire
Kitchen area with breakfast bar, rangehood, 900ml gas stove top and electric bottom
Laundry space with wash trough and overhead shelving
Master suite with vertical blinds, ceiling fan and BIR
Minor bedroom with vertical blinds, ceiling fan and BIR
Minor bedroom with vertical blind and BIR
Main bathroom tiled to ceiling with double vanity and walk in shower
Combination of carpet and lino flooring throughout home
Powered workshop with work bay space, sink, roller door, PA door access, lean-to and concrete flooring. Cyclone rated
Multiple paddocks with electric fencing
Multiple solar panels - 5.5kw
Two dams both with pumps leading to water tank
Gas hot water system
Front decked veranda with beautiful views
Approximately 40 fruit trees of different varieties
Numerous rose bushes, abundance of iris's and exotic trees
Various store rooms
Shearing yards
Chook pen
70 Acres
Cattle yards, crush and ramp

The property has served the Sellers well, however with new opportunities it's time to move. With this, it opens a new chance for the Buyer to simply move straight in. With a list of features as long as your arm this property would cater for a variety of Buyers, from those looking to upsize on the land aspect to those looking to escape the hustle and bustle of town and city life.

For more information contact Mitch Davidson or Emily Chappell, your region specialists TODAY on 0408910337 or 0447340344.

Land Rates: \$1,818.44 p.a.

Water Rates: \$292.96 p.a.

Land Size: 980m2

Build Year: 1991

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 sellers 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.



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More About this Property

Property ID	15E4HND
Property Type	MixedFarming
Land Area	70.12 acre

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
mitch.davidson@ljhsouthwest.com.au

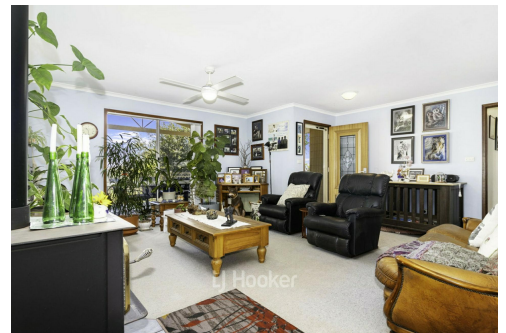
Emily Chappell 0447 340 344

Buyers Representative for Mitch Davidson | Emily.chappell@ljhsouthwest.com.au

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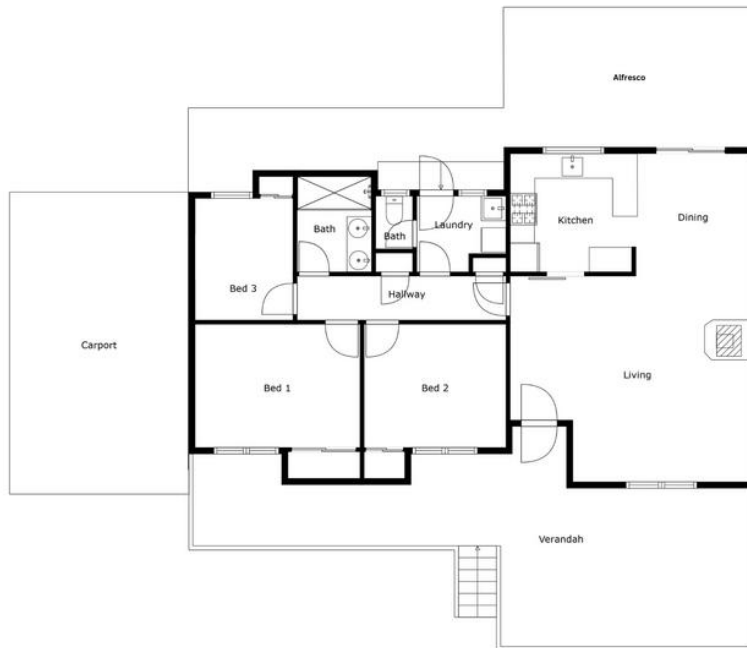
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3712 QUINDANNING - DARKAN ROAD, DARKAN WA 6392

OFFERED BY: MITCH DAVIDSON

0408 910 337

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PREPARED FOR THE EXCLUSIVE USE OF MITCH DAVIDSON, LJ HOOKER SOUTH WEST. MEASUREMENTS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY

FLOOR	FINISHED	
	M ²	
TOTAL	223 M ²	

VISION PITCH



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