



Lot 73/ Payne Road, Kaloorup

Land, Location & Future Lifestyle

Lot 73 Payne Road, Kaloorup

Set across 30.82 hectares of prime, productive rural land, this exceptional holding offers scale, water security, and flexibility in a tightly held location.

The property is supported by a 65-megalitre water licence, multiple road access points, and a fully irrigated orchard infrastructure already in place making it equally suited to horticultural use, land banking, or a lifestyle holding with future building potential.

Approximately 6 hectares of established Hass avocado trees and 2 hectares of Yuzu citrus provide an immediate agricultural foundation, while leaving substantial room for expansion, diversification, or alternative land use. Importantly, the layout and improvements allow a purchaser to tailor the land to their own vision whether that's continuing horticulture, transitioning to mixed farming, or creating a premium rural lifestyle property.

Located just 20 minutes from Dunsborough, Margaret River, Busselton and the Busselton—Margaret River Airport, this is a rare

LAND 30.82 ha

FOR SALE
Please Call

AGENTS

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AGENCY

LJ Hooker Property South West WA
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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.

LJ Hooker

opportunity to secure sizeable rural land with water, access, and proximity to the South West's most desirable hubs.

A versatile, well-maintained property offering genuine choice - invest, farm, build, or land bank for the future

Property features:
- 30.82 ha total land area
- 65 Mega Litre water license
- 6ha Hass avocado trees, planted 2020
- 2ha Yuzu citrus trees, planted 2020/21
- Fully irrigated with MAIT system
- Orchard fully fenced
- Soak at south-west end of block
- Multiple road access points: Payne Rd and Jindong Treeton Rd

Location: The property is just 10 mins to Vasse, 18 minutes to Bussselton, 25 mins to Margaret River and 18 mins to the Busselton-Margaret River Airport

Council Rates: $2960.00* p/a
Approximate only *

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing.

Offered for sale as a GST-free Going Concern**

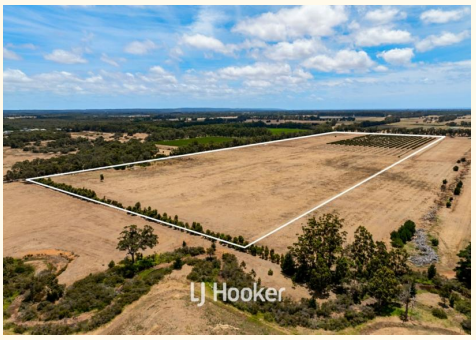
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- *GST treatment is subject to the purchaser's circumstances. Prospective purchasers should seek independent accounting and taxation advice.

MORE DETAILS

Property ID	19FSHND
Property Type	MixedFarming
Land Area	30.82 ha











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