

Sold

215 Church Gully Rd, Nunile



A Killer Farm Here!!!

Yes we are Allowing Bidders to Bid on the day Subject to Finance!

So if you are interested and haven't had time to organize your finance for the purchase we will allow you to bid.

Bidders must be Registered on the day of the Auction.

Deposit of 5% of Purchase price will be required on the fall of the Hammer.

Settlement within 30 days of Finance Approval.

Cash Buyers welcome to Bid.

See you all on the day.

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Price SOLD for \$740,000

Property Type Residential

Property ID 1289

Land Area 158.00 ac

Agent Details

Office Details

Tony Maddox Real Estate
100 Stirling Tce Toodyay WA 6566
Australia
08 9574 2917



Just have a look at this one!

- Ø We have 158 acres of rich red loams
- Ø 100 year old mud brick homestead
- Ø Massive brick and iron EX abattoir building
- Ø Undercover yards for approx. 700 sheep
- Ø Large farm machinery shed
- Ø Workshop with 3 bay carport each side
- Ø Excellent bore water (Stock) supply
- Ø Unbelievable views

The entire property will be offered for sale by auction.

AUCTION on Saturday the 30th July 2022 onsite at 215 Church Gully Road NUNILE WA 6566 *With the Vendor reserving the right to accept offers prior to auction*

Bidding commencing from \$700,000

Property Description:

HOMESTEAD

- Ø Approx 100 years old
- Ø Mud brick with iron roof
- Ø The homestead has verandas on all sides
- Ø Sash windows, fireplaces, high ceilings
- Ø There are polished floorboards throughout
- Ø 3 bedrooms, Loungeroom with open fire
- Ø Kitchen/Dining/Family room
- Ø Bathroom with shower and bath, separate toilet, laundry

WORKSHOP

- Ø 12m X 8m 3 sided shed with concrete floor and 3 phase power connected
- Ø Each side of the workshop is a 3 bay carport 6m X 12m

FARM SHED

- Ø Central gable style shed with lean to each side being approx. 25m X 14m
- Ø Earth floor and small super ramp

ABATTOIR BUILDING

Ø Massive brick and iron building

Ø Approx 24m long plus outbuildings

Ø Comprises of undercover yards, ramps, pens, 7m X 7m killing floor, small 2.5m X 2.5m cool room, large 7m X 5m cool room, 12m X 7m work shop area plus 2 below office rooms

Ø There is 3 phase power connected to the property and abattoirs.

WATER

Ø Water is supplied by a Stock water bore pumping to a concrete tank that services both the house and the abattoir building

LAND

Ø The entire 158 acres is Toodyay's rich red loam soils with native jam trees, York gums plus granite outcrops

Ø Approx 30-40 acres is arable with the balance excellent sheep or cattle country

COMMENTS

A highly regarded property and very hard to find with an existing special zoning for this area.

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For further information please contact Tony Maddox on 0408 926 497 / tony@asktonym.com.au

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The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.