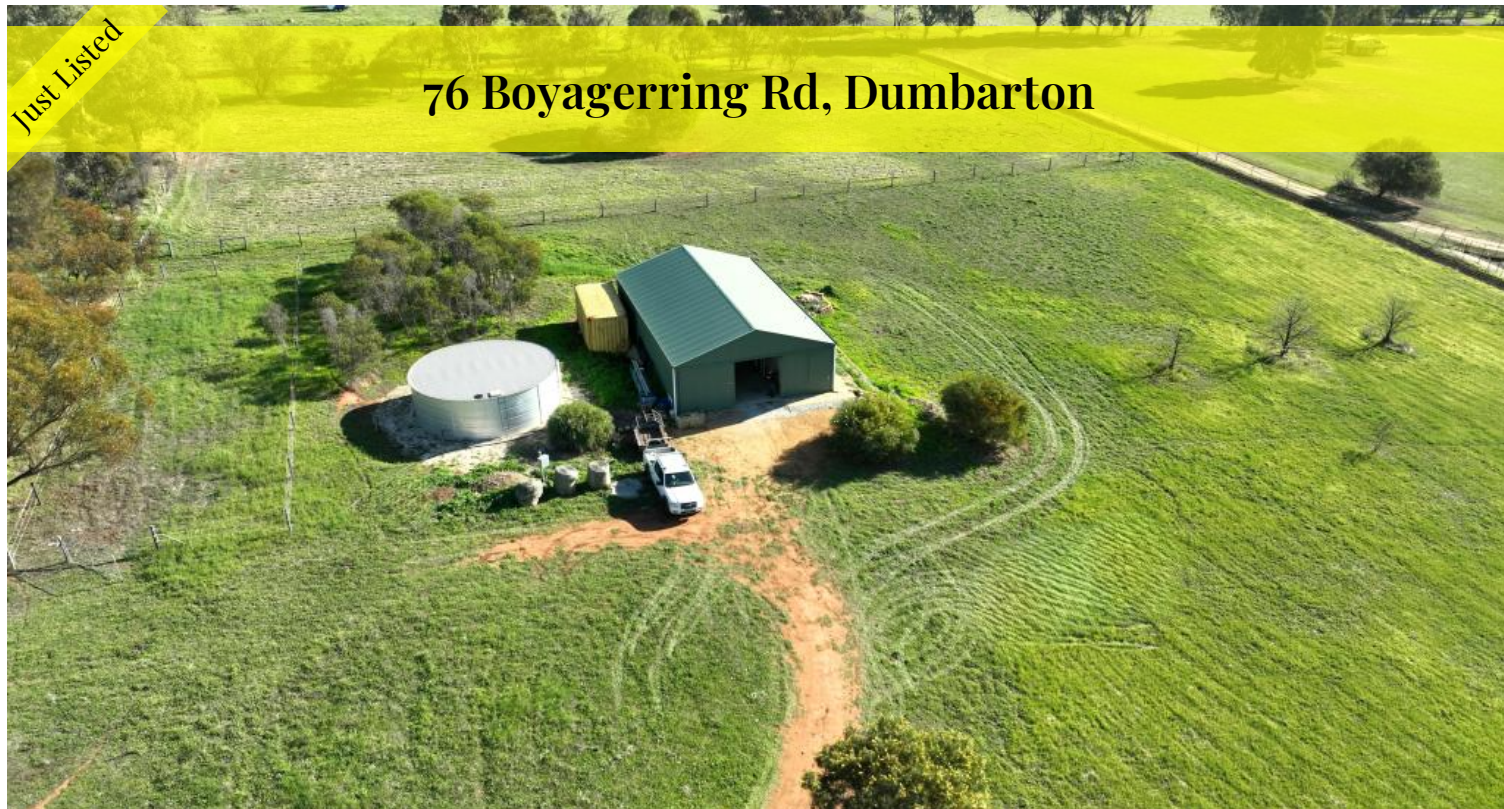


Just Listed

76 Boyagerring Rd, Dumbarton



Ideal Hobby Farm with Water Security and Infrastructure

Set on 10 gently sloping, fully usable acres, this well-maintained property offers an excellent opportunity for hobby farmers, horse enthusiasts, or those seeking a rural lifestyle with all the essentials in place.

The land is fully fenced with quality fencing and includes a separate enclosed paddock—perfect for horses or other livestock. Water security is a standout feature, with a substantial 160,000-litre rainwater tank and an 80-foot bore that supplies a poly tank with consistent water.

At the rear of the property sits a solid 17m x 9m steel shed with a concrete floor and power connected. Inside, there is great storage space with a concrete floor and power connected plus a comfortable overnight setup.

Additional features include:

- A second 7m x 5m shed, ideal for tractor or equipment storage
- A variety of established fruit and nut trees, including citrus, olive, pecan, macadamia, and pistachio

This is a rare opportunity to secure well-improved acreage with versatile infrastructure and good water in place—ready for your rural dreams.

📏 10.00 ac

Price	\$590,000
Property Type	Residential
Property ID	1821
Land Area	10.00 ac

Inspection Times

Sun 13 Jul, 1:00 PM – 1:30 PM

Agent Details

Sam Woodford – 0408 465 029

Office Details

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



Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

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.