







A Rare Slice of History – 400 Acres of Lifestyle, Heritage & Opportunity

All reasonable offers considered. Must be viewed to be truly appreciated.

Located in a quiet, convenient position – just 15 minutes from Nungarin and 25 minutes from Merredin – this property combines history, productivity, and peaceful country living.

Welcome to a truly unique offering – **400 acres of productive farmland and unforgettable landscape**, steeped in pioneer history and filled with lifestyle appeal.

This is more than just a farm – it's a lifestyle, a legacy, and a rare opportunity to own your own piece of Western Australian history.

Once a watering hole for early settlers in the 1900s – a story beautifully told in the book "A Piece of String" – this property is as rich in character as it is in potential. The original mud brick homestead still stands proudly at its heart, lovingly preserved and extended to retain its rustic charm.

Inside, you'll find a comfortable 3-bedroom, 1-bathroom home with oversized bedrooms, a large lounge, kitchen and dining area complete with pot belly stove, ceiling fans, and split-system air conditioning. A



Price \$1,200,000 Property Type Residential

Property ID 1835

Land Area 400.00 ac

Agent Details

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fourth room offers versatility as a guest retreat, games room, or second living space. Live in comfort as-is, restore its original charm, or build your dream home elsewhere on this expansive estate.

Outside, the property truly shines:

- 235 acres of arable land this year's crop yielded an impressive 6 tonnes per hectare
- 14 paddocks, all serviced with scheme water
- 4 natural soaks + dam
- Large pond stocked with yabbies and fish
- **Historic original shearing shed**, still operational and a beautiful reminder of the property's pioneering past
- Two powered sheds (machinery & workshop)
- Solar panels with generator switch-over
- Chook yards, large aviary, and dog kennels
- Lawn, tropical gardens, and veggie garden for self-sufficiency
- Fenced house yard for privacy and pets

Previously run as a **horse property**, it includes all the **infrastructure needed for equine pursuits**, plus the ability to **produce your own hay for feed**.

Adding to its charm, a wedding has been held on the spectacular rock feature, with the arbour still in place – a magical spot for sunset views and special memories. Enjoy evenings by the fire pit, climb the rock for panoramic 360-degree views, or explore the natural rock pools teeming with life.

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.

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