

Just Listed

1504 Irishtown Rd, Buckland

Boundary Lines



40 Acres of Lifestyle & Agricultural Opportunity

Escape to the peace and privacy of this 40-acre (16.18ha) rural property, just 20 minutes from Northam and 15 minutes from Toodyay. With fertile soils, established orchards, a winter creek, and a lock-up shed already in place, this versatile block offers the perfect mix of lifestyle retreat and productive land use.

Key Property Features:

Land & Location

16.1874 hectares (approx. 40 acres)

Zoned Rural

Productive rich red loam soils – suitable for many crops

Elevated position on Wongamine Hill with sweeping valley views

Easy bitumen road access from Northam or Toodyay

Infrastructure

All boundary fencing in good condition

9m x 6m lockable Colourbond shed with reinforced concrete floor, sliding doors & personal access door

Masport wood heater, basic weekend setup & composting toilet with

40.00 ac

Price	689,000
Property Type	Residential
Property ID	1841
Land Area	40.00 ac

Agent Details

Sam Woodford – 0408 465 029

Office Details

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



bushland outlook

Power poles on site running through the property. (not yet connected)

23,000L rainwater tank collecting from the shed roof

Fresh water bore (11m depth, unequipped, tested Sept 2024)

Telstra & Vodafone mobile coverage

Natural Features

Winter Creek runs through the property

Approx. 10 acres of natural bush (York gum & Jam)

Thousands of native trees established along creek lines & windbreaks

Nearly 80 bird species recorded on the property

Orchards & Plantings

130 mature olive trees (Manzanillo, Paragon/Frantoio, New Norcia Mission, Kalamata & Barnea)

Previously awarded Silver Medal for boutique EVOO at the Perth Royal Show

Approx. 80 Carob trees in two orchard areas

Approx. 50 Sandalwood trees near the creek

Lifestyle & Surroundings

20km (17 mins) to Northam

18km (15 mins) to Toodyay

Approx. 1 hour to Midland

Wongamine “A” Class Reserve – a renowned birding & wildflower hotspot – only 5 minutes away

Surrounded by lifestyle retreats, hobby farms & larger farming operations

Why You'll Love It

This is more than just a block of land – it's a lifestyle. With established plantings, fertile soils, abundant wildlife, and infrastructure already in place, Lot 404 Irishtown Road offers the perfect balance of rural escape and productive potential. Whether you're looking to farm olives, grow crops, enjoy a weekend retreat, or build your dream home (subject to council approval), the possibilities here are endless.

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.