

Sold



1708 Mungalup Road, Wellington Forest



Dreams really do come true

If you've already looked through the photos or watched the video you will know this property is truly something special.

Terramia Park has been lovingly developed by the owners and offers an outstanding country escape, farming opportunities, sustainable living off the grid, the chance to enjoy a superb lifestyle or even develop some additional business opportunities of your own. Expand on the work already done by the owners or simply take advantage of the extensive features and facilities already in place.

There is no shortage of space inside and out: the property is 50 acres and the expansive home can will suite small or large families.

Key features of the stunning residence include multiple living areas, gorgeous marri flooring, double-sided copper front doors, Italian travertine feature wall, architraves from the Old Bunbury Jetty, double-sided pot belly heater to keep you cosy on chilly winter's days and nights and sweeping views on all sides.

The house is wheelchair friendly, including a wheelchair-accessible shower. There are currently three bedrooms, but you reconfigure the home to have more bedrooms if needed.

Outside there is lawn aplenty for kids and pets to enjoy, more of that amazing outlook and two alfresco areas - one boasting pylons from the Old Bunbury

3 2 202,583 m2

Price SOLD for \$1,300,000

Property Type Residential

Property ID 128

Land Area 202,583 m2

Agent Details

Kim Turner - 0423 089 439

Office Details

Kim Turner Real Estate
0423 089 439

Jetty.

There is also an organic vegetable garden, cool room if you like to process your own meat or make wine or beer, sheds, apple orchard, fish-stocked dam, chicken run, rainwater tanks and solar power system.

And then there is the lifestyle on offer. Terramia Park is surrounded by State Forrest with walking, riding and driving trails, and minutes from Wellington Dam, yet only 30 minutes from the amenities in Bunbury and about 10 minutes from Collie. It is the country getaway so many of us are yearning for, but close to everything you need.

This incredible property offers so much for someone looking for a tree-change, lifestyle change or just change of scenery. Please see below for the full list of features

The home

Inside

- Double brick
- Currently three bedrooms and two bathrooms, can be reconfigured to five to six bedrooms
- Wheelchair-friendly building
- Distinctive feature-grade marri finished with organic Osmo timber oil
- Foyer with double-sided copper double front doors and french doors
- Huge main living area with Italian travertine tile feature wall
- Dining/kitchen area with abundant storage and island bench topped by jarrah from the property, and architraves from the Old Bunbury Jetty
- Double-sided, fan-forced Jarrahdale wood fire
- Second living area
- Master bedroom with walk-in robe, en-suite with bath, shower, vanity unit and toilet
- Two more bedrooms with built-in robes
- Second bathroom with floor-to-ceiling travertine tiling, wheelchair accessible shower, toilet and vanity unit
- Study
- Laundry with built-in storage
- Utility room
- Extensive storage throughout
- 11.5kW reverse-cycle airconditioning system with 5 outlets

Outside

- Expansive covered alfresco area with exposed aggregate flooring, brick garden beds and held up by pylons from the Old Bunbury Jetty
- Second shady alfresco area/barbecue area
- Lawn
- Cubby house / dog house
- 60sqm double garage/workshop with remote controlled roller-door and internal access
- Additional room for parking

The property:

- Terramia Park is zoned general farming
- 50 acres of land
- Shed 1 - 9m x 6m with water filter system

- 3m x 3m, coolroom with new compressor/motor and thermostat
- Shed 2 - 10m x 9m, with half the floor concreted
- Pump shed - 4kWw upright multi-stage water pump, pressure tank, Venturi System, shelving, Rainmaker automatic watering system, small automatic pressure pump (for water to shed 1 and stockyards) and water filter system for orchard
- Two rainwater tanks, four-stage water filter system, one house water pressure pump
- 5.8 kW solar power station: consisting of two x 3kW inverters; three separate six-panel, fully automatic, self-powered, sun-following, shock-absorbed frames. It will produce up to 70kW of power per day. This solar system can be connected to a battery system of your choice and give you 100 per power self-sufficiency.
- Dam 1 - in Bussell Brook. Comes with a 9000 Kilo Litre water licence that can be upgraded free of charge. Bussell Brook runs for approximately 9-10 months of the year. This dam is also spring fed and has never run dry. The water quality is very good and clear when the brook is running
- Dam 2 - currently stocked with marron, rainbow trout and silver perch. The water quality of this dam is superb. Filled in winter by a gully and also spring feed all year round
- Eight-acre orchard and netting, including 1000 pink lady apple trees, with ample room for more fruit trees. The water mains have been upgraded and are ready to be connected to the new waterlines
- Undercover chook run, approximately 45sqm
- Fully established, low-maintenance veggie garden with sprinkler system
- Fencing in good and fair condition. Set up for Cattle and Sheep
- Stockyards to be used for cattle and sheep

The lifestyle

- Surrounded by State Forest and in walking distance of Wellington Dam
- Bibbulmun Spur Trail at the fence line
- Collie Forest Car Rally at the fence line every year
- Horse riding trails all around the farm
- Mountain bike trails nearby
- 4 x 4 car and motorbike enduro trails throughout the forest around the farm
- Water-ski lakes only a short distance from the farm
- Wineries and boutique breweries minutes away
- Schools and shops only 10 -15 minutes away
- And so much more to explore.

Current estimated rates \$1635.50 pa

The WA Government and the surrounding Shires are investing significantly in the Myalup - Wellington Project. Some of that investment will be set aside for recreational use

Other potential opportunities

- Agriculture - extensive
- Agriculture - intensive
- Ancillary accommodation
- Animal establishment
- Animal husbandry - intensive
- Art & Craft studio and sales

- Bed & Breakfast/Airbnb
- Caravan park
- Caretakers dwelling
- Cellar door sales
- Chalets - short stay accommodation and glamping
- Community - purpose
- Educational establishment
- Exhibition centre
- Grouped dwellings
- Home business
- Industry cottage
- Industry rural
- Recreation private
- Restaurant/cafe
- Rural pursuit
- Veterinary centre
- Winery

More information can be found on the Dardanup Shire Website - Zoning Table

INFORMATION ON TERRAMIA PARK: ADDITIONAL - POSSIBILITIES

Terramia Park is a General Farming Zoned Property

All the following Listings are subject to Shire approval.

Terramia Park is fully surrounded by National Forest and in close proximity to Wellington Dam

Water Storage Reservoir.

The Western Australia Government and the surrounding Shires are spending in the near future

Aprox. \$ 360 000.000 on the Myalup - Wellington Project.

Some of that investment will be set aside for recreational use.

More Information about the Myalup Wellington Project can be found on the Internet.

Bibbulmun Spur Trail just at a Fence.

Collie Forest Car Rally at the Fence 1 x every year.

Horse Riding Trails all around the Farm

Mountain Bike Trails near by.

4 x 4 Car and Motorbike Enduro Trails all around the State Forest around the Farm.

Water-ski Lakes only a short distance from the Farm

Wineries and Boutique Breweries only Minutes away.

Schools and Shops only 10 -15 minutes away

And so much more to explore.

- Agriculture - Extensive
- Agriculture - Intensive
- Ancillary Accommodation
- Animal Establishment
- Animal Husbandry - Intensive
- Art & Craft Studio & Sales
- Bed & Breakfast/Airbnb
- Caravan Park
- Caretakers Dwelling

- Cellar Door Sales
- Chalets - Short Stay Accommodation + Glamping
- Community - Purpose
- Educational Establishment
- Exhibition Centre
- Grouped Dwellings
- Home Business
- Industry Cottage
- Industry Rural
- Recreation Private
- Restaurant Cafe
- Rural Pursuit
- Veterinary Centre
- Winery

other links

<https://collierivervalley.com.au/about-collie/national-park-and-wilderness/>

<https://collierivervalley.com.au/what-to-do/outdoors-and-adventure/>

Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent inquiries and must rely on their own personal judgment about the information included in this document. Kim Turner Real Estate provides this copy write without any express or implied warranty as to its accuracy. Any reliance placed upon this write-up is at the client's own risk. The Real Estate co accept no responsibility for the results of any actions taken or reliance placed upon this document

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.