



1708 Mungalup Road Wellington Forest, WA

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## WELLINGTON FORREST/UPPER FERGUSON VALLEY GEM

This outstanding and very unique 20.26 HA/50 Acre property is well secluded in the heart of the Wellington Forrest off Ferguson's Pile Road, boasting many options for diversification including a current water license (9000 KL - expandable) plus three dams and a fresh water stream that runs a minimum of nine months a year (one dam stocked with Marron, Silver Perch and Trout). The property is well located within walking distance to the popular Wellington Dam.

- A double sided fan forced Jarrahdale wood fire is well placed in the heart of the living area, creating warmth for those cozy winter evenings. The master bedroom has a walk in robe with polished Marri Timber flooring and a huge ensuite with toilet, shower, big acrylic bathtub and plenty of storage. The two minor bedrooms are huge with built in robes. The main bathroom is nothing short of a Roman - Bath, it is nine square meter and

fully tiled

For more details please visit : <https://www.summitbunbury.com.au/6470848>

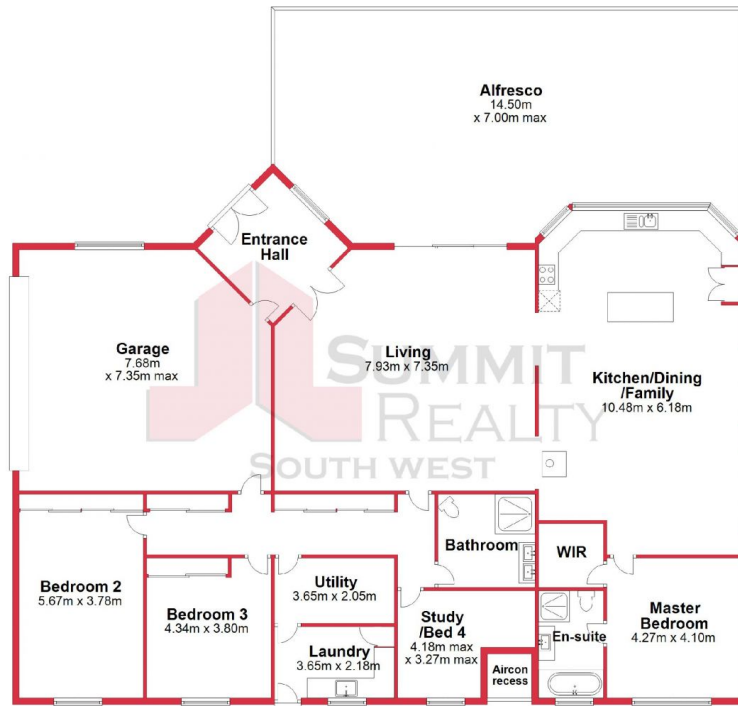
**Price:** \$1,295,000

**Council Rates:** \$1,632.00/year (approx)



**Lorraine Grassie**

Ground Floor



This plan has been prepared for marketing purposes only. Whilst every care is taken in the production of this plan, measurements, angles and positioning of doors/windows may not be accurate. Interested parties are strongly advised to undertake their own checks when establishing the suitability for furniture etc. Not To Scale.  
Plan produced using PlanUp.

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