



332 Warner Glen Road, **Forest Grove**

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### FOREST GROVE FARM... FIRST TIME OFFERED!!

Surrounded by the beautiful Forest Grove National Park, this farm has been in the same family for over 100 years!! Located just over 3 Km's East of Bussell Highway & only a short drive to Margaret River town site this property is centrally located to all the GREAT attractions the South West Region has to offer.

Construction is brick & jarrah timber-frame, it was completed in 1981 featuring four bedrooms & one bathroom with two living areas and a fantastic outdoor entertaining area with café blinds. The kitchen has been updated with modern Stainless Steel appliances, large 900mm oven, 5 burner gas cooktop, dishwasher and ample of storage with a large central breakfast bar the perfect place to catch up with family & friends.

Outside - the property has multiple sheds to choose from ranging from small to large, two chook runs, netted fruit orchard, hot house, and very healthy veggie patches!! The home is surrounded by lush established gardens and lawns, all serviced from the Spring Fed Dam ... there is no shortage of water.

The soil type for the majority of this property is Wilyabrup Slopes (Forest Grove Soils) ...perfect for grazing or growing with a small amount of Ironstone through the natural remnant bush. A prime location for someone looking to buy a special rural property in the South West.

All enquiries to Megan Booth Exclusive Agent for 332 Warner Glen Rd, Forest Grove.

#### Features Include:

- Electric Fencing
- Rainwater Tanks x 2 (20,000 & 9,000 litres)
- Outdoor Shower Hot & Cold
- Large Patio Entertaining Area
- Shed 10m x 10m with Power & Concrete Floor
- House Shed 8m x 7m with Power
- Old Stable
- Hot House
- Garden Sheds
- Spring Fed Dam with pump
- Fruit Orchard
- Slow Wood Combustion Heater

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another 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 enquires in order to determine whether or not this information is in fact accurate.

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**\$949,000**

ID# 11049123784



**Megan Booth**  
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