

245 Benruea Road, Clackline, WA 6564

Acreage For Sale

Saturday, 17 February 2024



245 Benruea Road, Clackline, WA 6564

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 4 m2

Type: Acreage



Antony Doolin

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From \$990,000

Now working from home is so much easier. Those properties you've dreamed of with plenty of space, country air, peace and solitude with a more relaxed lifestyle is now much more of a reality. I have an absolute gem of a property that has been listed with you in mind. Lots of options and multiple streams of income available at your disposal, you don't have to leave for work every morning at 7am and battle the traffic. People can come to you, income at your doorstep, now that sounds like perfection. Situated just minutes off the Great Eastern Highway this stunning 4.09 hectare property is less than 10 minutes from Bakers Hill which hosts the famous BAKERS HILL PIE SHOP, as well as numerous other tourist icons in the AVON VALLEY. On offer we have a classic Aussie Hills home, 4 x 2 with verandas all round, wider than normal at the front, perched at the top of the block with views over your own vineyard including an extended viewing vista making it a perfect spot to relax with a glass of wine and entertain or watch the moon roll over the hills. For extra income there are two studio accommodation units making it attractive for people to come out to this stunning part of the AVON VALLEY. Both studios are currently themed for pure relaxation and are ready for your guests to book in, alternatively they would be ideal for family to come and stay with you or the kids to have their own space. This property is currently operating as the iconic AVONBROOK WINES servicing the tourist network within the Avon Valley. Stock, Plant & Equipment, Intellectual Property and Producers License is also available (sold separately). There is a large shed, Retail Shop, Café and the ability to provide a venue for various functions and host tourist buses. (currently already engaged) If you are a lover of horses or want livestock there is plenty of space, with a bit of imagination you could exchange the vineyards for paddocks, arenas and stables to create equine business opportunities including accommodation. The ideas are endless, so if this is getting you excited then get in touch, jump in the car and let me show you around. Other Features: > Scheme Water as well as a dam > Well Established Tourist Destination serviced by Toodyay, Northam & York > On the 44km marker for the famous Pipeline Trail and Kep Track > 7 min drive to Bakers Hill Primary or bus at front gate > High School bus also available from front gate (Northam High & St Joseph's) Eastern hills link from Bakers Hill > 15 mins to Northam > 40 mins to Midland > 55 mins to Perth Airport (Great if you are FIFO) > 70 mins to Perth CBD > A wonderful country community