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## Welcome

**Thank you for your interest in 8005 Bussell Highway, Cowaramup.**

At First National Real Estate Margaret River, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for your new property.

Yours sincerely,

**First National Real Estate Margaret River**

*Megan Booth*

*m. 0427 480 745*

## About the property



**8005 Bussell Highway,  
Cowaramup**

**RURAL FARM WITH BUSSELL HIGHWAY  
FRONTAGE**

**UNDER  
OFFER**

2 Living Areas

Water Tank

Deck

Outdoor Entertaining

Shed

Workshop

Dishwasher

This is an expansive agricultural property set on 46.84 hectares (115.22 acres), zoned for Priority Agriculture, making it an ideal opportunity for those looking to invest in farming, run a business or livestock operations. This land offers a combination of prime agricultural infrastructure and rural living. Located on a prime corner with frontage to Bussell Highway and Boundary Road, the property is divided into seven paddocks, each equipped with stock troughs, and features a central laneway for easy access. Electric fencing throughout ensures the safety and management of livestock. The property supports 35 to 45 breeders and produces between 800 and 1,000 rolls of silage annually, making it highly productive.

The house is constructed from hardiplank on steel stumps with a zinc roof, and was moved to the property in 2016/17. It includes three bedrooms and one fully renovated bathroom, making it a comfortable living space. The master bedroom has built-in robes, window treatments, and vinyl flooring, while the two minor bedrooms are also fitted with window treatments and vinyl flooring. The living space is cozy, featuring a separate living room with a slow combustion wood heater. The dining room is located near the recently renovated kitchen, which includes laminate benchtops, an upright electric oven, a new dishwasher, a rangehood, a fridge recess, a sink, and a built-in pantry. The home also features an electric storage hot water system and a 23,000-litre rainwater tank for domestic use, with the property on a septic system. Verandahs extend

around the south, north, and west sides of the house, providing outdoor spaces to enjoy the tranquil surroundings.

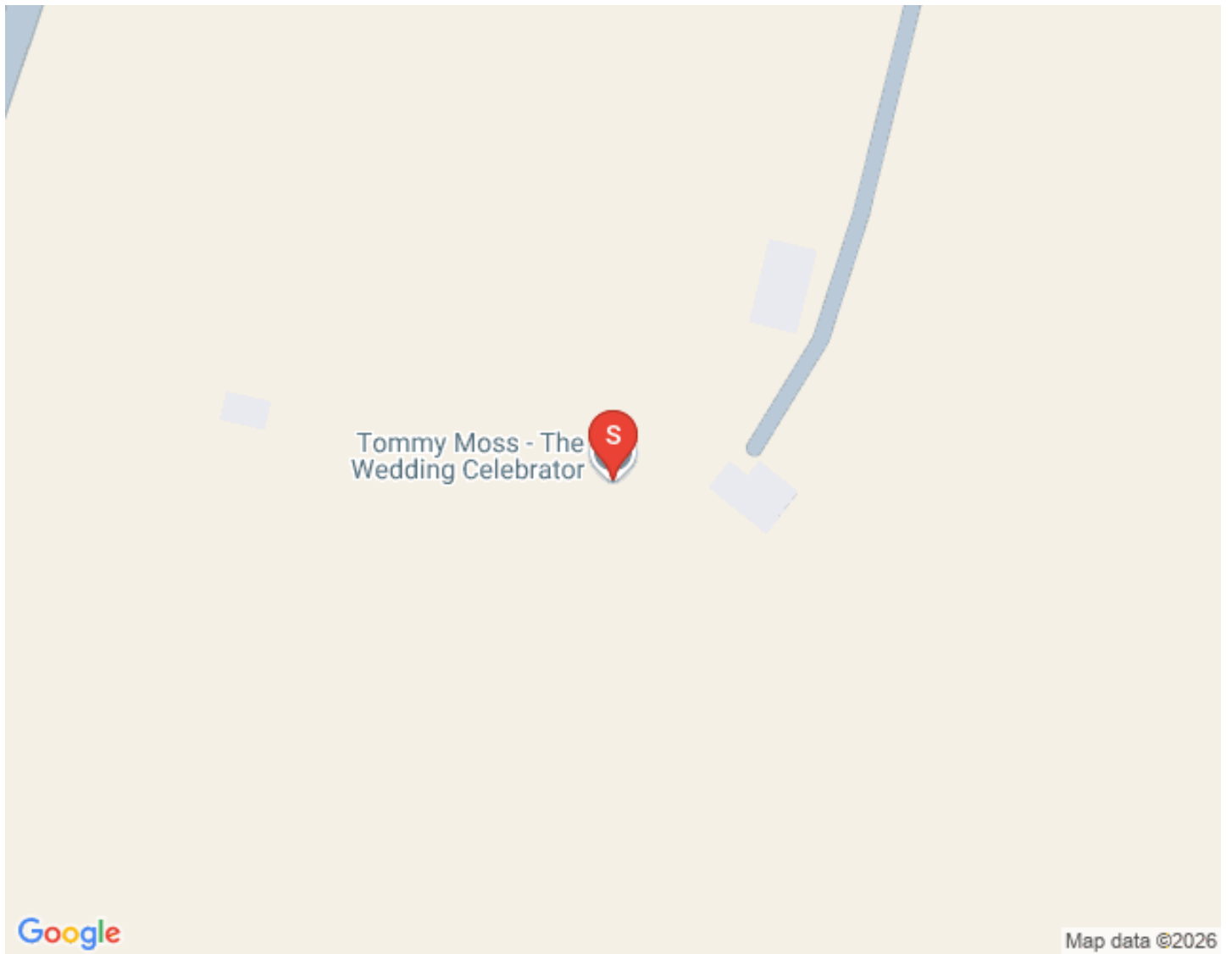
In terms of farm infrastructure, the property boasts a large 300sqm machinery shed, built in 2019. This shed includes three large bays, with power, the 4th bay has a hardstand and new fluorescent lighting, making it ideal for storing equipment and vehicles. There is also a hay shed measuring approximately 7m x 15m, and a double carport located off the side of the house. The property's cattle yards, accessible from Bussell Highway, are well-maintained and provide a functional area for managing livestock.

Water supply is ample, with two windmills and two bores, each approximately 38 meters deep, providing around 1,200 gallons per hour. Additionally, there are several rainwater tanks on the property, including a 23,000-litre tank serving the house, a 27,000-litre tank located behind the machinery shed, and another 1,000-gallon tank situated on the hardstand. The rainwater tank off the hay shed has a capacity of 23,000 litres, ensuring that water needs are well-covered. The property's clay and loam soils are ideal for agricultural activities, supporting both livestock and crop production.

This exceptional rural property offers a unique blend of agricultural potential and a peaceful country lifestyle. With its modern facilities, ample water supply, and productive land, 8005 Bussell Highway is perfectly suited for farming ventures or as a rural retreat for those seeking a serene environment. The property is registered for GST, adding to its appeal for agricultural investors looking for a profitable and versatile farm.

\* Please Note this is a working farm, offered GST free either as Going Concern or Sale of Farmland.

## Floor Plan



## Title Documents

**Certificate of  
Title**

**Deposited  
Plan**

**Deposited Plan - Title  
List**

**Document  
N713155**

**Document  
N713156**

## Locally owned, with national reach

### Margaret River Real Estate First National

#### Our company

Margaret River Real Estate First National is the first choice for the most advanced real estate services. We facilitate the sale, rental and management of land, residential, lifestyle, rural, industrial and commercial property in the heart of the south west Capes of Western Australia.

If you've been waiting for the ideal time to buy, sell or lease property...it's now. Let us show you why!

...and whether you choose Margaret River Real Estate First National to **buy, sell, rent or manage** your property, you can be sure we'll offer you carefully tailored solutions, the highest level of professionalism, expert local knowledge and the most experienced, highly regarded real estate agents and property managers in Margaret River.

*Our aim is to get you better results, faster.*

#### Your agent



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**we put you first.**

## Cowaramup WA 6284

*Suburb Snapshots*

### Houses



Median House Price

**\$1,247,500**

12 months from 30-Jun-2025



Median Days on Market (House Sales)

**35**

12 months from 30-Jun-2025



Number of Houses Sold

**28**

12 months from 30-Jun-2025



Houses for Sale

**12**



Interested Buyers (House)

**751**



Houses for Rent

**7**

## Units



Median House Price

**\$1,247,500**

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Houses for Sale

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Interested Buyers (House)

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Houses for Rent

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# About the Margaret River Region

## Explore our region



Margaret River is one of Western Australia's best tourist draw cards as it is world renowned for its winemaking, spectacular surf breaks and coastal scenery. Towering forests and picturesque vineyards provide scenic delight above ground whilst magnificent limestone caves form unique beauty underground. Located just 300 kilometres south of Perth, Margaret River is a holiday destination that is accessible to all and each year, some 1,500,000 overnight visitors embrace the diversity of this surfing, scenic wine growing region. The Augusta Margaret River region is enriched with wide range of cultures, characters and activities and supports a local population of approximately 15,000, making it one of the fastest growing shires in Australia.

[Cowaramup](#)

[Gnarabup](#)

[Gracetown](#)

[Hamelin Bay](#)

[Karridale](#)

[Margaret River](#)

[Prevelly](#)

[Rosa Brook](#)

[Witchcliffe](#)