

## 11067 Bussell Highway, FOREST GROVE

### Property Details

### FOR SALE

#### 11067 Bussell Highway, Forest Grove



#### RURAL PROPERTY WITH HIGHWAY FRONTAGE

7  2  0 

If you have a passion for the rural lifestyle and want to establish a holding of animals, plant a productive crop or a have a brilliant business idea that awaits the perfect location, then this flat 78 hectare rural property provides the ideal opportunity for you to pursue your agricultural enterprise or lifestyle development.

- 7 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 2 Living Areas
- Water Tank
- Workshop

Predominantly cleared and only 16 direct kilometres south of the townsite of Margaret River and 7 kilometres from the hamlet of Witchcliffe, this farm is nestled in the fertile southwest food bowl of Forest Grove, is semi bordered by state forest and is highly suited to cattle grazing, silage production and forestry. Currently loosely supporting cattle with boundary and internal fencing, simply move in your own livestock and immediately enjoy the spoils of the land.

The property is zoned ♦Priority Agriculture♦ but has the potential for subsidiary development of no more than 6 chalets or 12 caravan or camping bays, subject to Shire conditions. Any further intensive tourist development would require planning scheme amendments.

Direct access to market or exposure to heavy tourist traffic is assured as the property fronts 700 metres of Bussell Highway, the major arterial road of the southwest. This extensive road frontage will provide effortless access for customers or trucks should you wish to develop the property for rural or accommodation trade.

Whilst the two very modest homes on the property require more than just renovation, they are both approved as dwellings which provides an ease of transition for extensive redevelopment. Internal access roads, grain silos, modest sheds and water tanks are included on the property and provide immediate convenience during establishment. High annual winter rainfall provides an excellent grounding for this farm and an underground creek line runs into a dam on the southwestern corner, providing abundant water for livestock and other pursuits. An unimposing Telstra tower is located on the northwest corner of the property and generates a passive lease income.

This rural property presents an amazing opportunity for a farmer looking to diversify, or the budding farmer or entrepreneur wishing to pursue their new rural or tourist enterprise in the heart of the beautiful southwest corner of

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**FROM \$1,800,000**

## Photo Gallery







**Want to see more of  
11067 Bussell Highway, Forest Grove?**

[email Barry Granville](#)

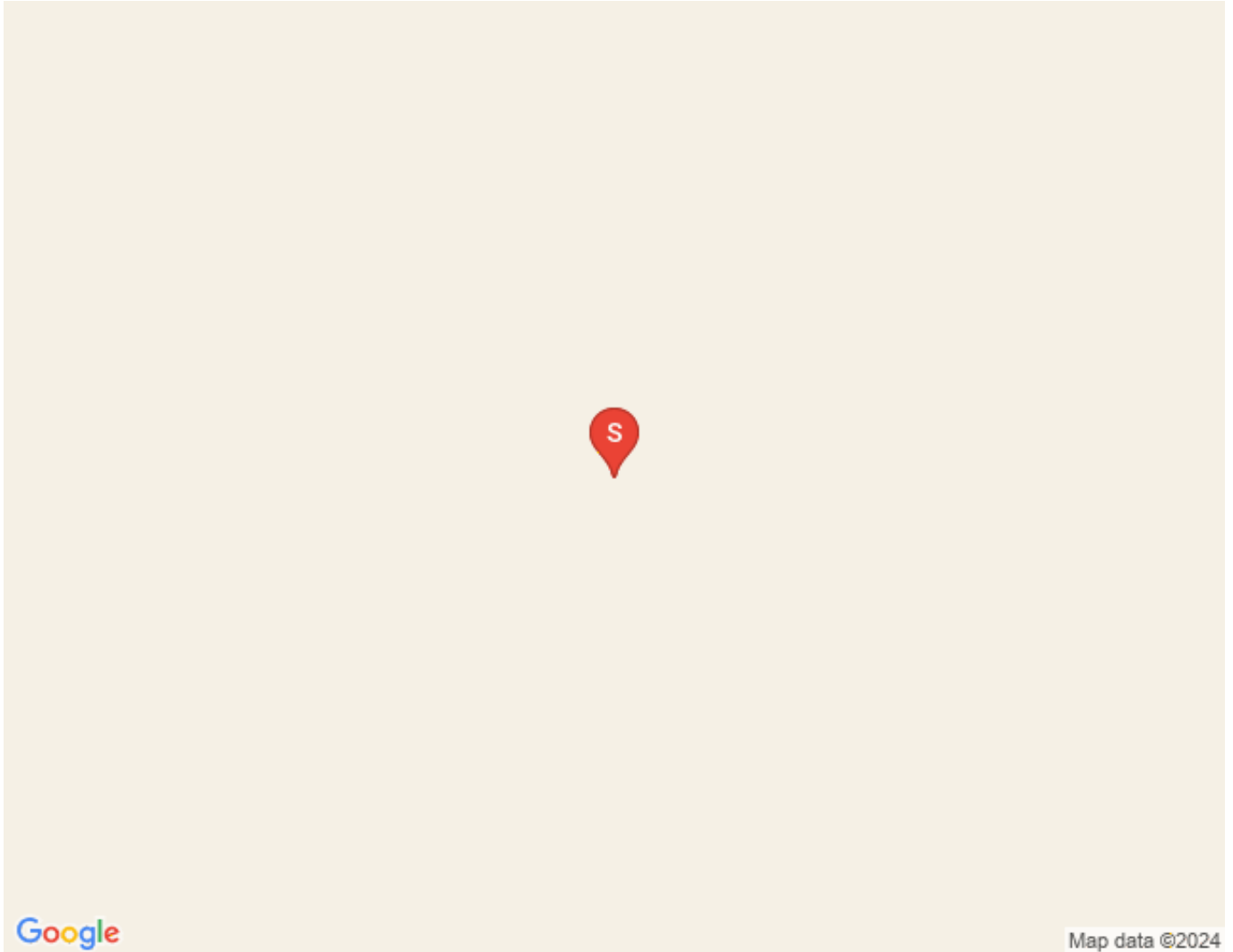
or call him on 0407 572 937

to arrange an inspection.

## Property Location

11067 Bussell Highway, Forest Grove

**78 hectares**





## A quick glance at the local market...

## Your Agent



### Barry Granville

m: 0407 572 937

e: [barry@margaretriverrealestate.com.au](mailto:barry@margaretriverrealestate.com.au)

Barry started in real estate in Margaret River over thirty years ago and consistently features as one of the highest performers in the region and has been included as one of the Top 10 Sales Persons in the First National network for several years. Barry applies his extensive knowledge of the local market, current market trends, his intimate contractual knowledge and his exceptional negotiation skills to achieve the best outcome for all of his clients.

**Barry is the exclusive selling agent for 11067 Bussell Highway, so if you have any queries please don't hesitate to [email him](mailto:barry@margaretriverrealestate.com.au) or call him on 0407 572 937.**

### Feedback from some of Barry's clients...

*We had a wonderful experience in dealing with First National Margaret River in the sale of our home and purchase of our block. Barry's professionalism resulted in a super swift sale of our home with a minimum of fuss. Special thanks to his personal assistant Beth who attended to our every need with efficiency and provided clarity to the sale process with excellent communication and advice. We would not hesitate to recommend First National Margaret River to others.*

*- Amanda and Andrew Ogilby*

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Barry was a wonderful support during the sale of our first house in Witchcliffe. He guided us through the process with his knowledge, sensible advice and helped us make the right decisions along the way. We highly recommend working with Barry and his team and will absolutely do so ourselves in the future again if the opportunity presents itself.

*- Rosalie Aitken*

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*Since the first phone call to the last, I found every conversation and moment with Barry and the crew down at Margaret River Real Estate to be professional, honest, open and extremely helpful. They were*

*able to help me facilitate my purchase with little to no hiccups and any problems that did arise were quickly taken care of.*

*I truly appreciated their help and friendliness and would highly recommend them to any prospective buyer or investor.*

*-Jacob Ward*



[Read our Google Reviews](#)

## Our Agency



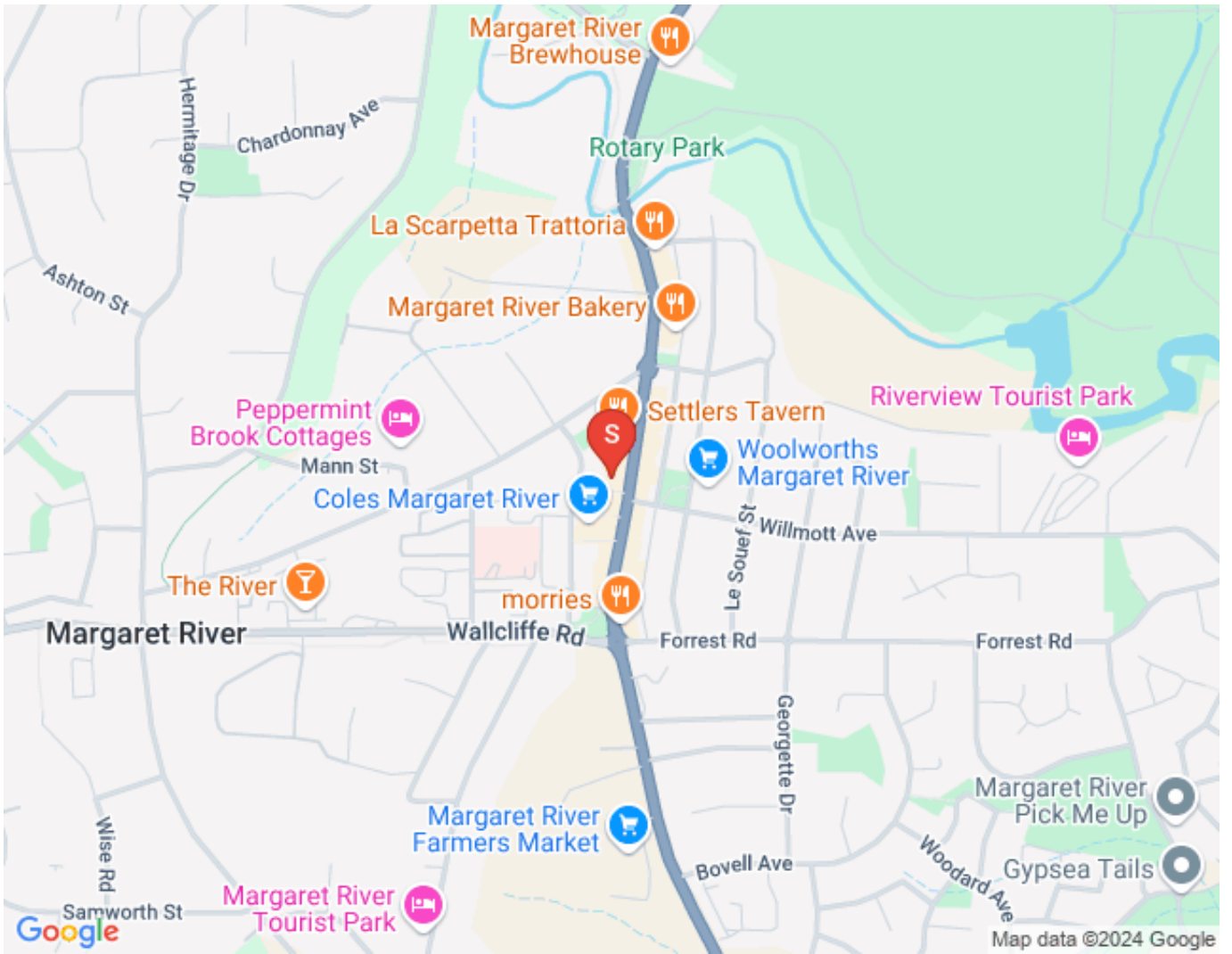
### Margaret River Real Estate First National

Margaret River Real Estate First National is the first choice for the most advanced real estate services. We sell, rent and manage land and residential, lifestyle, rural, industrial, and commercial property in the heart of the south west Capes of Western Australia. We are dedicated to delivering an exceptional experience from our Margaret River office, so every member of our team strives to make a difference.

From the very initial contact, right through the entire buying or selling process, our property consultants and specialist team of administrative and marketing professionals will be by your side every step of the way. 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 and the most experienced, highly regarded real estate agents and property managers in Margaret River.

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



## Around the Area

### The Margaret River 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.

Margaret River Real Estate sells in nine areas of the region and each one of these areas is unique in its characteristics and appeal. To find out more about these regions, click on these links to see the lifestyle opportunities and property styles they offer, as well as other properties for sale in their vicinity:

[MARGARET RIVER - The Heart of the South West Capes](#)

[PREVELLY - Where the River Meets the Ocean](#)

[GNARABUP - Overlooking the Indian Ocean](#)

[COWARAMUP - Full of Country Charm](#)

[WITCHCLIFFE - Gateway to the South](#)

[ROSA GLEN & ROSA BROOK & FOREST GROVE - Inland Rural Living](#)

[GRACETOWN - On the Coast at Cowaramup Bay](#)

[KARRIDALE - On the Edge of the Forest](#)

[HAMELIN BAY - Overlooking Pristine Coastline](#)

## Schools in the Area



There are eight primary schools within the Margaret River High School catchment area, four of them being in the actual townsite of Margaret River and the others being in Cowaramup, Karridale, Augusta and Forest Grove.

Click on [this link](#) to see the exact locations of all of these schools.

Catchment areas for Margaret River Primary School and Rapids Landing Primary school fall within specific street boundaries in the Margaret River area, so it may be useful to click on their boundary locations as this may affect your choice of property to buy.

[Catchment Area for Margaret River Primary School](#)

[Catchment Area for Rapids Landing Primary School](#)

## Helpful Information

**Buying a home is about the biggest financial commitment you'll ever have to make, so just as well it's one of the things in life that DOES come with guidebooks!**

As much as buying a home is an exciting turning point in your lifestyle, you certainly don't want to make any mistakes. Our Home Buyer's Guide is exactly what you need to get prepared and secure your perfect home, as soon as you find it. This Guide outlines how to find the home of your dreams, how to finance it, negotiate and secure the purchase and how to prepare to move in.

**Please use the following link for a readable and printable PDF file:**

[Home Buyer's Guide](#)



Perhaps you are considering purchasing a property for investment purposes and want to maximise your capital return by securing rental income throughout the life of your investment. Our Property Management Guide outlines all the issues you need to consider when making this decision.

**Please use the following link for a readable and printable PDF file:**

[Investing in Property](#)



If you are seriously considering an investment property, leave all the rental management to our award winning Property Management team!

**Please use the following link for a readable and printable PDF file to see how we can manage your property with ease:**

[Manage your Property with Margaret River Real Estate](#)



**“We’re the KEY to  
Managing Your Home.”**



**first  
national**  
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## Our Website

Click [here](#) to view 11067 Bussell Highway and similar properties on our website.

