

# 36 Ninth Rd, Bejoording



## Dream Hobby Farm

Escape to your private oasis on 10 stunning acres, perfectly tailored for hobby farmers, horse enthusiasts, or anyone seeking a rural retreat. Nestled at the end of a peaceful no-through road, this property offers exceptional features for both lifestyle and practicality.

A standout feature of this property is the spring-fed dam, positioned conveniently on the land and delivering an abundant and reliable water supply. The lush paddocks are ideal for horses, sheep, or a variety of livestock, with water security ensuring your animals and gardens thrive year-round.

The spacious 4-bedroom, 2-bathroom home boasts two generous living areas, including a recently renovated second living space that enhances comfort and functionality. The main bedroom is a private retreat with an ensuite and walk-in wardrobe, while the second bedroom, also located off the living room, offers comfort and convenience. The third and fourth bedrooms are perfectly positioned with shared access to a second bathroom. Inside, the open-plan living area showcases a feature stone wall crafted from Toodyay stone, beautifully complementing the fireplace and creating a cozy centrepiece. With split-system air conditioning and ceiling fans throughout, year-round comfort is a breeze.

Step outside to a fantastic patio area, perfect for entertaining or

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**Price** From \$699,000  
**Property Type** Residential  
**Property ID** 1733

### Agent Details

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### Office Details

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relaxing while enjoying the serene outlook over your property. The established chicken coops and enclosed veggie gardens add a homestead touch, making sustainable living easy. The land is as practical as it is picturesque, with tidy paddocks ready for your animals. The combination of fertile soil, reliable water, and a well-planned layout makes this property a hobby farmer's dream.

This is more than just a property – it's a lifestyle. Whether you're looking to cultivate your dream hobby farm, enjoy rural tranquillity, or embrace a sustainable way of living, this 10-acre haven is ready to welcome you home.

For more information or to book an inspection please feel free to contact the local agent below.

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