



## 166 & 124 WILSON ROAD, Middle Swan WA

### KEY INFORMATION

#### Address

166 & 124 WILSON ROAD, Middle Swan WA

#### Price

\$5,500,000

#### Type

Business / Home/Garden - Nursery

#### Land Area

93069.94 sqm

#### Build Area

N/A

#### Car Spaces

N/A

#### Listing Type

Sale

FOR SALE (LOT 106: 2,7 M LOT 107: 2,8 M)

- RESTAURANT DESIGN APPROVAL
- RESIDENCE, DAM, WATER LICENSED.
- BUSINESS + "LEASEHOLD INCOMES".
- LAND AREA 23 ACRES".

LOT 106: 2,7 Million

LOT 107: 2,8 Million

Visit soon to research a plethora of exceptional "income producing" opportunities. These include two leased and other lettable premises and land amenable to animal husbandry, viticulture, horticulture. As serendipitous, this ideal environment for "equine equilibrium and exercise", has an abundance of "healthy animal fodder".

### AGENT INFORMATION



**Ian Sargison**  
Business Broker

D. 9386 9981

M. 0417 991 910

We offer "a field of dreams" as cliché as it is, you can "build it, and they'll come", perhaps to your unique, new restaurant! You might occupy or let, a snugly solid, four bed brick home, it's certainly no crash pad. For sensory overload do taste the delightful fruit, wander by extraordinary flora, enjoy stunning vines, morphed by change of season. Endless adventure for kids will thankfully wear them out, so you too can sleep! Enjoy a peaceful life at [lot 107, 54,640m2] it's a proven terroir, but do excuse the "flatulent camels" over the road. The prime residence sits elevated to various sized sheds, large shade houses, a spacious office, caretakers' cabin, the vines, and a shimmering "bird watchers" dam". Adjacent [lot 106 is 40,000m2] of versatile pasture [restaurant site] with comfortably up to [3] business enterprises, for a "passive cashflow". All gently undulating land totals 23 acres. Productive soil is irrigated via a generous water license. A DA for a cellar door, and or a charming modern, or rustic restaurant, is current. The rectangular dam cools vines, massive mulberry's, circa 30 mango's, various fine fig, avocado, citrus, and rare fruit trees.

There is no guarantee, albeit if both lots were eventually zoned residential as next door, their future value would be interesting to contemplate.



Located east of Great Northern Highway, off Toodyay Rd [access off Wilson Rd] is the owners famous "Tass1 Trees". This business is concurrently for sale, with time by negotiation to provide, "vacant possession". Invest in rural charm, commerce.  
Call Ian Sargison on 0417 991 910 or Office 9386 9981, to arrange a timely visit.  
[www.agoraproperty.com.au/property/20389505](http://www.agoraproperty.com.au/property/20389505)

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