



*Tynedale*



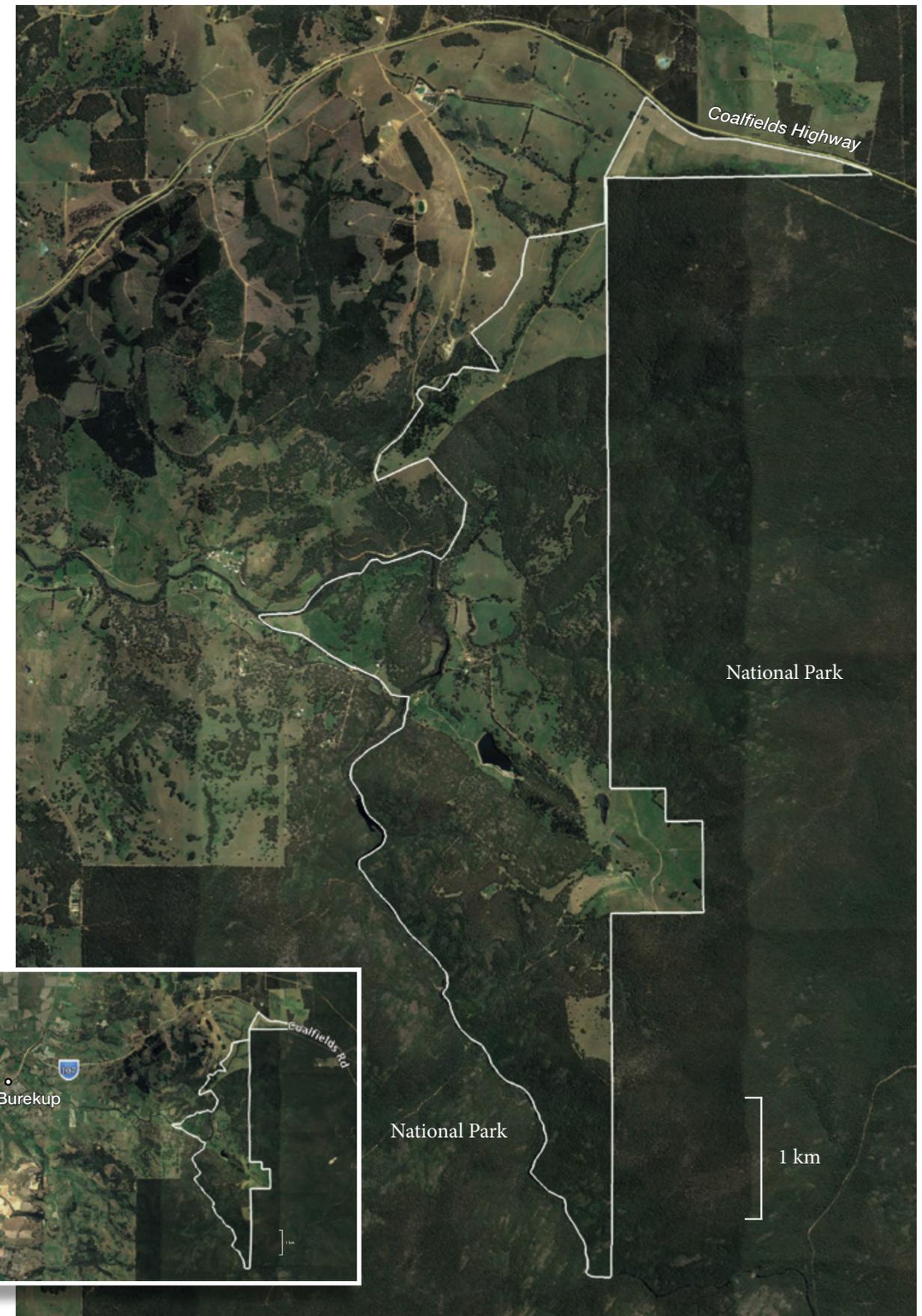
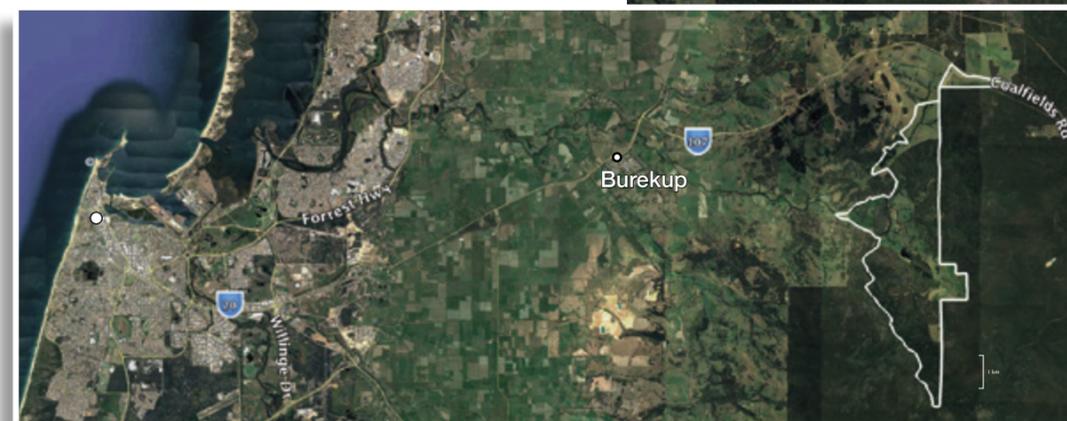
*A Rural Masterpiece*

GARLAND  
INTERNATIONAL



# Property Highlights

- One of the finest and most beautiful rural properties in Australia.
- 1500 hectares, 3 superb houses on 8 titles, 14 Dams, 10km of river frontage, 18km national park boundary.
- Stunning panoramic views throughout with exceptional house sites on very unique locations.
- Tynedale is one third farmland pasture, one third parkland & forest with stock access, and one third forest & bushland.
- Excellent rainfall at 1000mm per year with a comparable Mediterranean climate along with a range of useful micro climates within many areas of the property.
- Only 2 hours drive from Perth International airport and only 2 hours to Perth city centre by train or car.
- The geographic location of Tynedale in the South West corner of Australia is considered one of the safest places in the world to live.
- Two vegetable gardens and an orchard.
- Aircraft runway currently suited for agricultural aircraft.
- Whilst Tynedale is a large property in the region, in under 20 minutes one can drive from the north to the south through fenced paddocks and parkland without opening gates due to plenty of high standard cattle grids.
- Significant tourism potential whilst retaining privacy.
- Quarry potential for granite and gravel without affecting tranquillity.
- Excellent granite building stones of limitless shapes and sizes with some as large as cars and in vast quantities.
- The water throughout Tynedale is incredible even during summer.
- The size and depth of the 14 dams is significant along with the different high elevations of each dam allowing the exciting possibility of off-grid solar hydro-electric power storage.
- Running costs of the property and staff along with small developments can be covered by return from farm production.



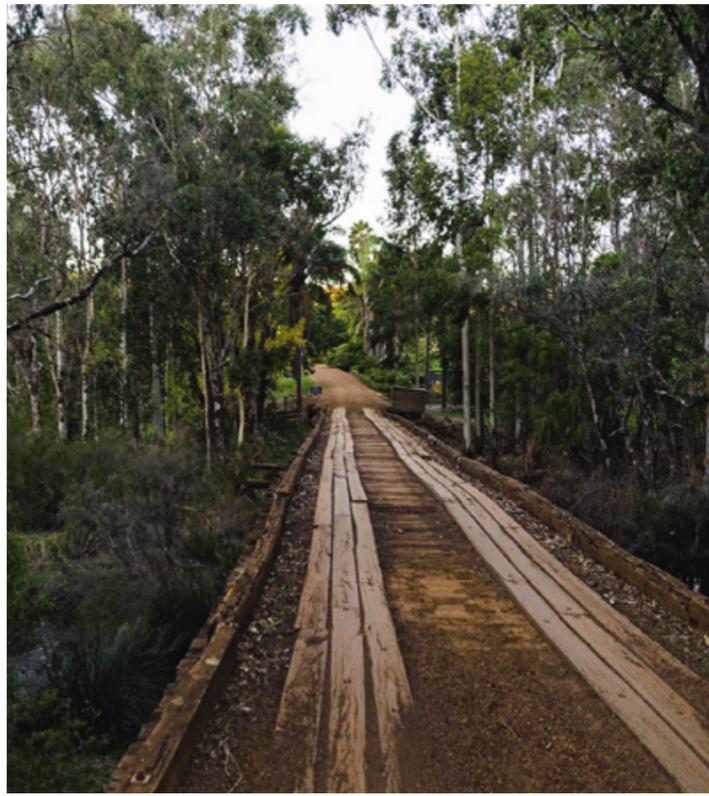


## *Tynedale Farm*

Tynedale is one of the finest freehold rural properties in Australia in one of the safest areas of the world to live. It is the largest single owned river frontage property in the area at over 1,500 hectares with 10 kilometres of the Collie River flowing throughout along with many creeks and springs. It boasts incredible panoramic views and backs onto Wellington National Park with an amazing array of wildlife. Tynedale is fortunate to have good rainfall at 1000mm per year with a comparable Mediterranean climate.

One man's vision over 35 years along with no expense spared has transformed the original property into a rural masterpiece.... From sculptured rehabilitated landscapes, to 14 dams, to the many buildings, gardens, stonework, fences, cattle yards, tree planting and an extensive road system allowing access to just about everywhere including elevated terrain with breathtaking views.



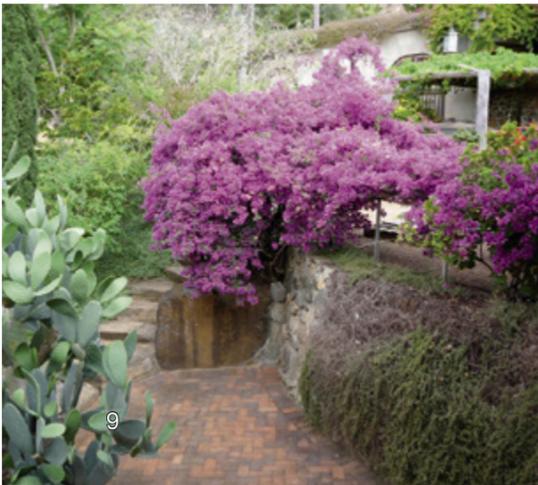


*A grand entrance leads  
to grand designs*





*Three Superb Homes*





## *Dams & Water*

Over the years, a vast amount of time and manpower has been invested into the creation of new dams, wells, concealed concrete tanks and water piping. Fourteen dams, covering more than 8 hectares of surface area, have been established alongside one dozen wells, producing water all year round even in summer throughout the far reaches of the property. Significantly, the dams are deep with the largest dam having a depth of 15 metres.

It took many years of work and planning to make water available throughout the property. Eight large concrete rainwater tanks accommodate over one million litres of rainwater. There is also about one million litres of stock water storage in another seven concrete tanks filled by gravity from wells and dams distributed by gravity and buried piping to where needed. At great expense, nearly all of the strong concrete water storage tanks and piping are concealed underground to keep water cool and for aesthetics to maintain the surrounding beauty.

The various picturesque dams, creeks, waterfalls and river frontage at Tynedale could have unique tourism potential. Also the high elevation of the dams is very significant if in the future one wishes to store electricity in the form of water as a battery via a solar hydroelectric system. An exciting prospect for those wishing to live completely off-grid.







## *Superb Farmland*

Tynedale is a high quality beef cattle breeding property with annual hay and silage production. Two thirds of the property is fenced for stock with half of this area being open pasture and the other half forest and parkland which has limited controlled stock access. The rest of Tynedale is dedicated to natural forest regrowth (Jarrah, Redgum and Blackbutt). All fenced areas have sufficient high quality water for cattle year round.

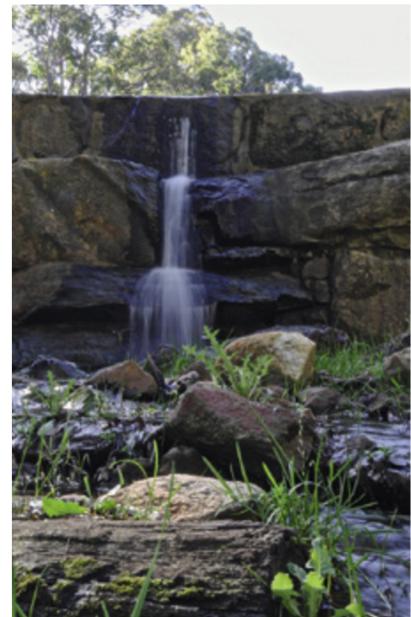
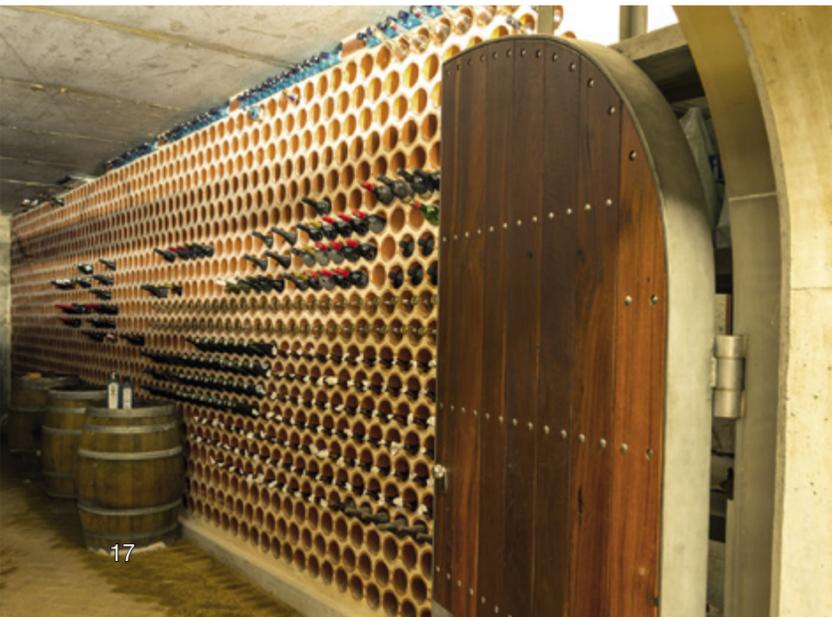
In total, there are 34 larger paddocks serviced by three sets of excellent custom designed cattle yards that can handle 200 cattle each at a time. The majority of fencing uses strong jarrah strainers and posts, consisting of three plain wire, three bull barb, ringlock or griplock. The many high quality cattle grids allow access from one end of the property to the other in just 20 minutes without having to open gates.





# *Stunning Craftsmanship*

Alongside the natural beauty of Tynedale, the craftsmanship found throughout is unbelievable. Well thought out designs are strong, practical and creative. Often is the use of natural stone and jarrah timber direct from the property, along with matt stainless steel for elegance and longevity.







## *An Environmental Showcase*

Rarely do you find a property with so many steep breathtaking views alongside an abundance of water and good pasture and forests, without significant erosion problems. It has taken decades of ingenious foresight using heavy earthworks, tree planting, stone work, and drainage to control these issues. A balance between natural bush and productive, picturesque rolling pastures is a fundamental element of Tynedale's beauty with sustainability always the foremost consideration.







## *Unique resources to build your dreams*

Along with timber, Tynedale has a seemingly endless resource of beautiful granite rocks and slabs of vast shapes, sizes and colours. More than enough to build a castle or mansion of your dreams with breathtaking views. Along with granite there are gravel and granite road base deposits. All resources could potentially be developed on a commercial scale whilst still kept relatively hidden.



## *Only 25 minutes to Bunbury*

Tynedale is ideally located 10 minutes from the town of Burekup and 25 minutes from the heart of Bunbury. The Bunbury area is one of the economic powerhouses of Western Australia offering beaches, marinas and a port for ocean going ships. Additionally, one can find all types of educational facilities, shops and businesses. Tynedale is only 2 hours from Perth International Airport by car or 2 hours to the city centre by car or train. The world famous Margaret River wine region is also only 1.5 hours drive.





- *Tynedale* -

*“You have to see it to believe it”*

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