







381 Marybrook Road, Marybrook

Where the River Runs Through

Some places are defined by their setting. Others by what has been created within it. Here, the two come together beautifully. Tucked away amongst established farms, with the Carbunup River winding its way through the grounds, this is a place where privacy, nature and a genuine sense of country living come together in a way that is increasingly hard to find.

Set on 1.14 hectares, the property is beautifully secluded, with a sealed, tree-lined driveway leading through established gardens and grounds. Fruit trees, vegetable gardens, ponds, mature plantings and the ever-present river create a setting that feels wonderfully removed from the outside world - where your closest neighbours may well be the cows grazing in the surrounding paddocks.

At the heart of it all is a character-filled home created by a timber craftsman, with warmth and individuality evident throughout. High ceilings, ornate stained-glass windows and cosy wood fires give the interiors a wonderful sense of character, while the renovated downstairs bathroom adds a modern touch. The master bedroom is particularly special, capturing stunning views across the Carbunup River and opening to its own private balcony - a beautiful place to begin and end the day.

4 2 8

FOR SALE
Please Call

AGENTS

Garry Morris
0417 964 823
garry.morris@ljhsouthwest.com.au

Donna Green
0418 157 438
donna.green@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Outside, the property reveals even more. An undercover paved entertaining area provides a natural gathering place, while a freestanding gazebo overlooks the koi ponds, where healthy koi move through the water. The gardens have been thoughtfully established over time, with productive fruit trees and vegetable gardens adding to the property's self-sufficient country feel.

Water is one of the defining features here. The Carbunup River winds through the property, flowing for around six months of the year. Rainwater tanks and an existing water licence provide further water resources.

For those needing serious workspace, storage or somewhere to pursue a passion, the massive shed is an exceptional feature. Equipped with three-phase power and previously licensed as a gallery, it presents genuine potential for a commercial enterprise or creative use, subject to the relevant authority approvals. An ablution block at the rear adds further practicality, while part of the shed has been thoughtfully converted into air-conditioned guest accommodation.

There is also ample parking, with the long sealed driveway providing plenty of space for vehicles, trailers, machinery or visitors without compromising the peaceful surrounds.

And yet, for all there is here, it is the feeling of the property that is perhaps hardest to capture. The sound of the river. The established trees. The gardens. The open paddocks beyond. The warmth of timber and wood fires. The sense of space and privacy. It is a property that invites you to slow down, spend more time outdoors and appreciate the simple pleasures of having your own piece of country.

Despite its wonderfully secluded position, Carbunup River General Store is only a short drive away, while Vasse provides easy access to modern amenities, medical services, Coles, the Vasse Farmers Market and everything else you need for day-to-day living.

This is not simply a property with acreage. It is a place with character, history and soul - a rare riverside holding that has been thoughtfully created and cared for, and one where the next owners will be incredibly fortunate to write the next chapter.

Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

MORE DETAILS

Property ID	1B9HHND
Property Type	House
House Size	200 m2
Land Area	1.14 hectare
Including	Ensuite
	Study
	Air Conditioning
	Toilets (3)
	Deck
	Outdoor Entertaining
	Workshop
	Water Tank
	Liveability











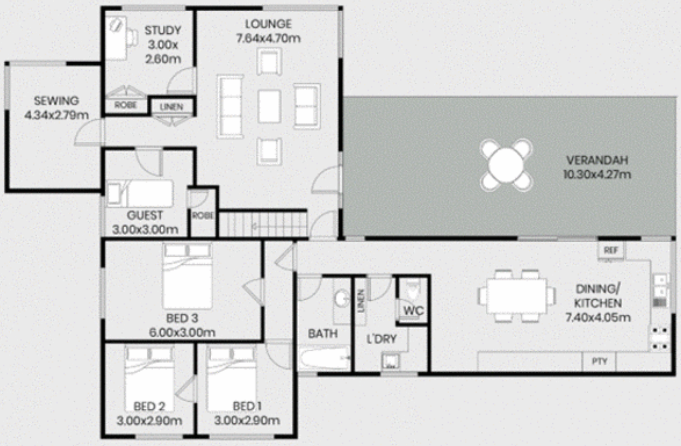
Garry Morris 0417 964 823
Licensed Sales Agent - Dunsborough |
garry.morris@ljhsouthwest.com.au
Donna Green 0418 157 438
Sales Consultant â€“ Dunsborough |
donna.green@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

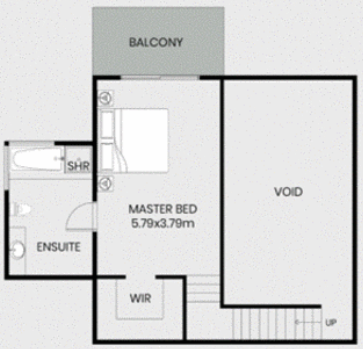
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

381 Marybrook Road, Marybrook

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.



GROUND FLOOR PLAN



UPPER FLOOR PLAN

LJ Hooker

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker