



1793 Rosa Brook Road, Rosa Brook

A Rural Property With a Story to Tell

29.65 hectares of land, established gardens, extensive infrastructure and a lifestyle filled with possibility.

Just 17.93 kilometres from Margaret River, 1793 Rosa Brook Road is a property with history, character and an abundance of space to enjoy the country lifestyle.

With two road frontages, from both Watervale Road and the main Rosa Brook Road, the property offers excellent accessibility and practicality across its expansive holding.

Green pastures stretch across the property, with established gardens, mature trees and beautiful pockets of teatree along the waterways creating a setting that feels a world away from town. Almost all of the established gardens and plantings throughout the property have been lovingly created by the current owners.

Currently used as an agistment centre, the property is exceptionally well equipped for horses, with a horse arena, round yard, five bay stables and yards, three day yards with shelters, six large paddocks with shelters and three extra large turnout paddocks. There is also a

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FOR SALE
From \$2,690,000

VIEW
By Appointment

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wash down area for horses conveniently positioned near the stables. The perimeter fencing is either new or in good condition, providing further peace of mind for those with horses and livestock.

A beautiful dam takes centre stage within the grounds, complete with its own island, jetty and boathouse. The main dam is fenced off from stock and has its own established ecosystem, supporting marron and freshwater mussels.

The boathouse sits beside the water with its own deck, kitchen facilities and toilet, and was once a favourite setting for wedding photographs and entertaining. It is easy to imagine long afternoons spent by the water, surrounded by the gardens and peaceful rural setting.

Water is well catered for throughout the property, with a 10,000 gallon concrete tank servicing the horse troughs and reticulation, while a separate 20,000 gallon aluminium tank services the house, with an additional 10,000 gallon backup tank if required.

A separate dragline dam is used exclusively for the gardens and horse paddocks throughout the year, providing an additional water resource. The greenhouse is also supported by water from the dragline dam.

The extensive reticulation supports approximately 150 sprinklers throughout the established lawns and gardens, helping maintain the property's beautiful green setting.

There is a wonderful story woven through the grounds.

Once used as a wedding venue, the property retains some of the special spaces that made it such a memorable setting. The night garden, complete with toilet, ensuite and laundry facilities, sits near the water and offers a unique space for entertaining.

The love garden, with expansive lily and koi ponds, adds another enchanting element, while a karri lined driveway, wishing well incorporating timber from the Busselton Jetty and a meandering man made stream create a sense of occasion from the moment you arrive.

There is also a large greenhouse and a substantial enclosed cage suitable for fowl, adding further versatility for those wanting to embrace a productive country lifestyle. For the right buyer, these gardens and entertaining spaces offer an opportunity to build upon the property's history and bring their own vision to the next chapter.

The Shire has advised that the property is able to support 5 to 6 chalets, presenting an additional possibility for those considering the property's future potential, subject to all relevant approvals.

Space for family and guests

The five bedroom, two bathroom home provides generous accommodation, with the upstairs loft creating the fifth bedroom and offering a private retreat for visiting family or guests. There is a dedicated study, formal and informal dining areas, multiple living spaces, a well appointed kitchen and an enclosed outdoor entertaining area for year round use. Reverse cycle air conditioning throughout and a wood burning fireplace provide comfort through every season.

Adjoining the main residence is a self contained two bedroom, one bathroom studio with its own living area and kitchen, providing excellent flexibility for extended family, guests or overflow accommodation.

A shed built for country life

For anyone who needs serious space for vehicles, machinery, caravans, boats or hobbies, the powered shed is a standout. Measuring approximately 24 metres by 12 metres, the shed features three roller doors, including one large enough to accommodate a caravan, plus a 4 metre lean to at one end and a 5 metre lean to at the other.

Inside, a mezzanine floor and cool room add further functionality, with an enormous amount of space for workshop equipment, vehicles, horse floats, caravans and everything else that comes with a rural lifestyle.

Solar panels and additional rainwater storage add further practicality to an already well equipped property.

A property with history and possibility

There is something quite special about owning a property that has already lived several lives.

An equestrian property. A much loved wedding venue. A place for family, friends, horses and country living.

Now, the opportunity is there for its next owners to build upon everything that is already here and create their own version of the Rosa Brook lifestyle.

Whether it is horses in the paddocks, afternoons beside the dam, entertaining in the gardens, exploring the property or simply enjoying the freedom that comes with almost 30 hectares, there is room here for life to unfold at its own pace.

Just 17.93 kilometres from Margaret River, 1793 Rosa Brook Road is an established rural property with a wonderful history, exceptional infrastructure and plenty of space for its 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.

MORE DETAILS

Property ID	1BE6HND
Property Type	House
House Size	256 m2
Land Area	29.6509 hectare
Including	Ensuite
	Air Conditioning
	Toilets (6)
	Outdoor Entertaining
	Workshop
	Water Tank
	Liveability

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