







528 Goulden Road, Sabina River

Rural Living with Space, Sheds & Opportunity

Set on a fully fenced 4.59ha (approximately 11.34 acres) in the peaceful surrounds of Sabina River, this four-bedroom, one-bathroom property offers plenty of room to spread out and enjoy a relaxed rural lifestyle, with multiple sheds, established gardens and an abundance of space.

Located approximately 10 minutes from Busselton town centre, the property offers the tranquillity of country living while remaining conveniently close to everyday amenities, schools, beaches, wineries and the broader Geographe Bay lifestyle.

Features:

- Four bedrooms and one bathroom
- Fully fenced 4.59ha (approximately 11.34 acres)
- Open-plan central living and dining area
- Two separate living areas
- Kitchen with gas cooktop, electric oven, generous bench space and ample storage
- Reverse-cycle air conditioning
- Laminate flooring to high-traffic areas
- Carpet to bedrooms

4 1 2

FOR SALE
Please Call

AGENTS
Karen Kemp
0417 178 098
karen.kemp@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.

- Large powered two-bay garage/workshop with concrete floor
- Separate general-purpose shed with roller door
- Massive powered machinery shed with concrete floor
- Bore with water licence
- Established lawns and gardens
- Approximately 10 minutes to Busselton town centre
- School bus service passing the property
- Convenient access to local schools
- Close to Busselton's cafes, restaurants and shopping
- Easy access to Geographe Bay and Busselton's beaches
- Within easy reach of local wineries, breweries and cellar doors
- Surrounded by the renowned South West lifestyle and attractions
- A peaceful country setting away from the hustle and bustle, while still close to town

Current Tenancy -
The property is currently tenanted at $800 per week, with the lease expiring on 12 October 2026. Vacant possession will be available at settlement, providing flexibility for the successful purchaser.

For further information or to arrange a private inspection, contact Karen Kemp on 0417 178 098.

MORE DETAILS

Property ID	1BCMHND
Property Type	House
Land Area	45800 m2











Karen Kemp 0417 178 098
Sales Consultant - Busselton | karen.kemp@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

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