



2210 Jindong-Treeton Road, Rosa Brook

Your Private Slice of the Margaret River Countryside

Located just 16 minutes from Margaret River town centre, and 30 minutes to Busselton. This elegantly crafted 4-bedroom, 2-bathroom home captures the sweeping views across 30 hectares of undulating landscape, where the natural beauty becomes part of everyday living.

Extra features:

- 19m x 10m insulated shed with 3 metre high clearance roller doors
- 20 panel solar system with two inverters and 3-phase power
- Expansive concrete and bitumen driveway, ideal for running a business, with easy access for trucks, boats and caravans
- 7 fully electric-fenced paddocks with fencing in excellent condition
- Full enclosed yard with secure dog fencing surrounding the home
- Spring-fed dam with water licence
- 200,000L & 100,000L rainwater tanks and a 13,000L irrigation tank
- State-of-the-art security system with full camera monitoring
- Fully self-contained 1-bedroom, 1-bathroom chalet, built in 2023
- Fully netted orchard with enclosed chook pen
- Established tall native trees along the northern boundary

Perfect for hosting family and friends, the spectacular all-season outdoor area allows you to entertain in style. Features include roof-mounted heating strips, a wood-fired pizza oven, ceiling fans, ambient



LAND 30.01 ha

FOR SALE
Make an Offer

AGENTS

Ross Sorgiovanni
0419 949 852
ross.sorgiovanni@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.



LED lighting, and a magnesium pool and spa, all surrounded by washed aggregate concrete. A dedicated pool house completes the space, creating the perfect setting to relax and enjoy year-round comfort with loved ones.

Enjoy the lifestyle while benefiting from excellent income-producing potential. With high local demand to rent the paddocks, shed, main home or chalet which could all be leased to create a steady secondary income stream.

A truly turn-key property, finished to a high standard and ready for immediate occupancy, with nothing to do.
Contact Ross Sorgiovanni today to secure this exceptional property before you miss out.

MORE DETAILS

Property ID	19AMHND
Property Type	Lifestyle
Land Area	30.01 ha

Ross Sorgiovanni 0419 949 852

Sales Consultant - Dunsborough |
ross.sorgiovanni@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

