

1073 Rosa Brook Road, ROSA BROOK

Property Details

FOR SALE

1073 Rosa Brook Road, ROSA BROOK



AMAZING GRAZING LAND



*** THIS PROPERTY IS CURRENTLY AVAILABLE FOR PRIVATE
INSPECTIONS ***

Situated on a direct route 12 kilometres from the town of Margaret River, or direct access via Sues Road through to Perth, is this cleared 50 hectare pastureland ready and waiting for your dream lifestyle to be realised. A dam and functioning windmill has the ability to provide plenty of water to the property that comprises of fenced paddocks with grazing land and fertile soils that will suit horses cattle, sheep or any small holding of animals, Or perhaps consider pursuing your own olive grove, orchard, vineyard or other rural pursuit and on this block that is serviced by a sealed bitumen road. A large hay shed is located high on the hill, with a cattle yard adjacent to the bitumen road. Soils on the cleared land consist of Treeton Slopes and Treeton Wet Valleys.

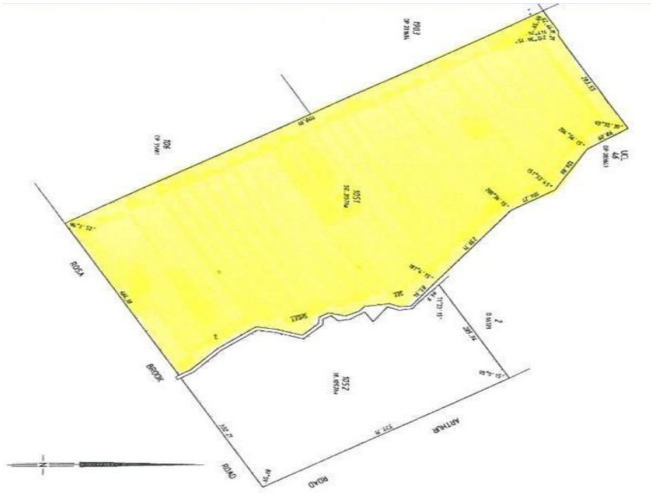
Many options exist for a home site that will take in the surrounding vista, especially ones that could take in spectacular elevated views of the undulating paddocks that roll down toward the Margaret River.

No need to feel the isolation of rural living as the block is walking distance from the townsite of Rosa Brook which has a convenience store, petrol and community facilities. The Rosa Brook school bus passes by the boundary.

\$795,000

Photo Gallery





**first
national**
REAL ESTATE | Margaret River

Barry Granville

0407 572 937

barry@margaretriverrealestate.com.au

margaretriverrealestate.com.au

**Want to see more of
1073 Rosa Brook Road, ROSA BROOK?**

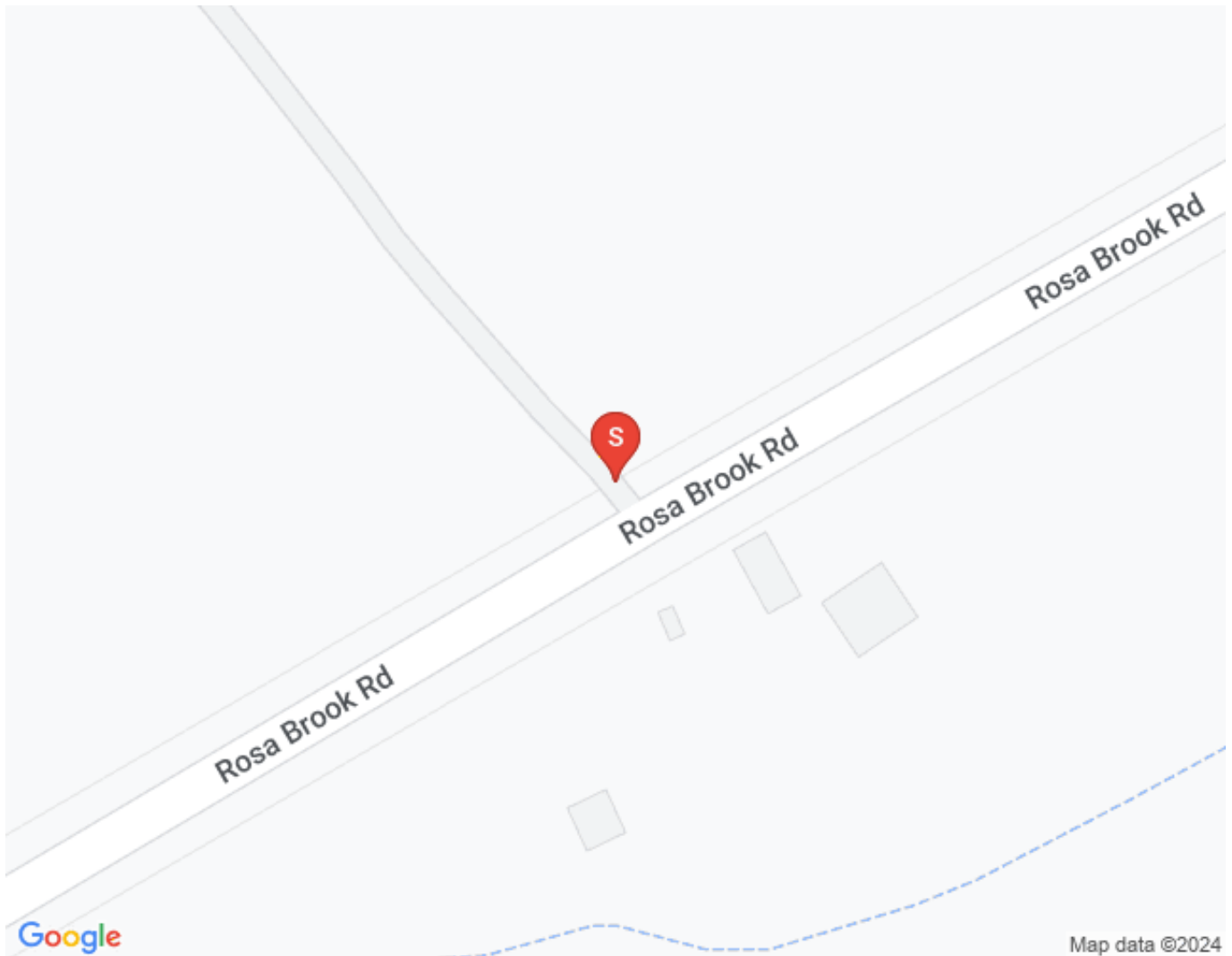
[email Barry Granville](mailto:barry@margaretriverrealestate.com.au)

or call him on 0407 572 937
to arrange an inspection.

Property Location

1073 Rosa Brook Road, ROSA BROOK

50.31 hectares



Your Agent



Barry Granville

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e: barry@margaretriverrealestate.com.au

Barry started in real estate in Margaret River over thirty years ago and consistently features as one of the highest performers in the region and has been included as one of the Top 10 Sales Persons in the First National network for several years. Barry applies his extensive knowledge of the local market, current market trends, his intimate contractual knowledge and his exceptional negotiation skills to achieve the best outcome for all of his clients.

Barry is the exclusive selling agent for 1073 Rosa Brook Road, so if you have any queries please don't hesitate to [email him](#) or call him on 0407 572 937.

Feedback from some of Barry's clients...

We had a wonderful experience in dealing with First National Margaret River in the sale of our home and purchase of our block. Barry's professionalism resulted in a super swift sale of our home with a minimum of fuss. Special thanks to his personal assistant Beth who attended to our every need with efficiency and provided clarity to the sale process with excellent communication and advice. We would not hesitate to recommend First National Margaret River to others.

- Amanda and Andrew Ogilby

Barry was a wonderful support during the sale of our first house in Witchcliffe. He guided us through the process with his knowledge, sensible advice and helped us make the right decisions along the way. We highly recommend working with Barry and his team and will absolutely do so ourselves in the future again if the opportunity presents itself.

- Rosalie Aitken

Since the first phone call to the last, I found every conversation and moment with Barry and the crew down at Margaret River Real Estate to be professional, honest, open and extremely helpful. They were

able to help me facilitate my purchase with little to no hiccups and any problems that did arise were quickly taken care of.

I truly appreciated their help and friendliness and would highly recommend them to any prospective buyer or investor.

-Jacob Ward



[Read our Google Reviews](#)

Our Agency



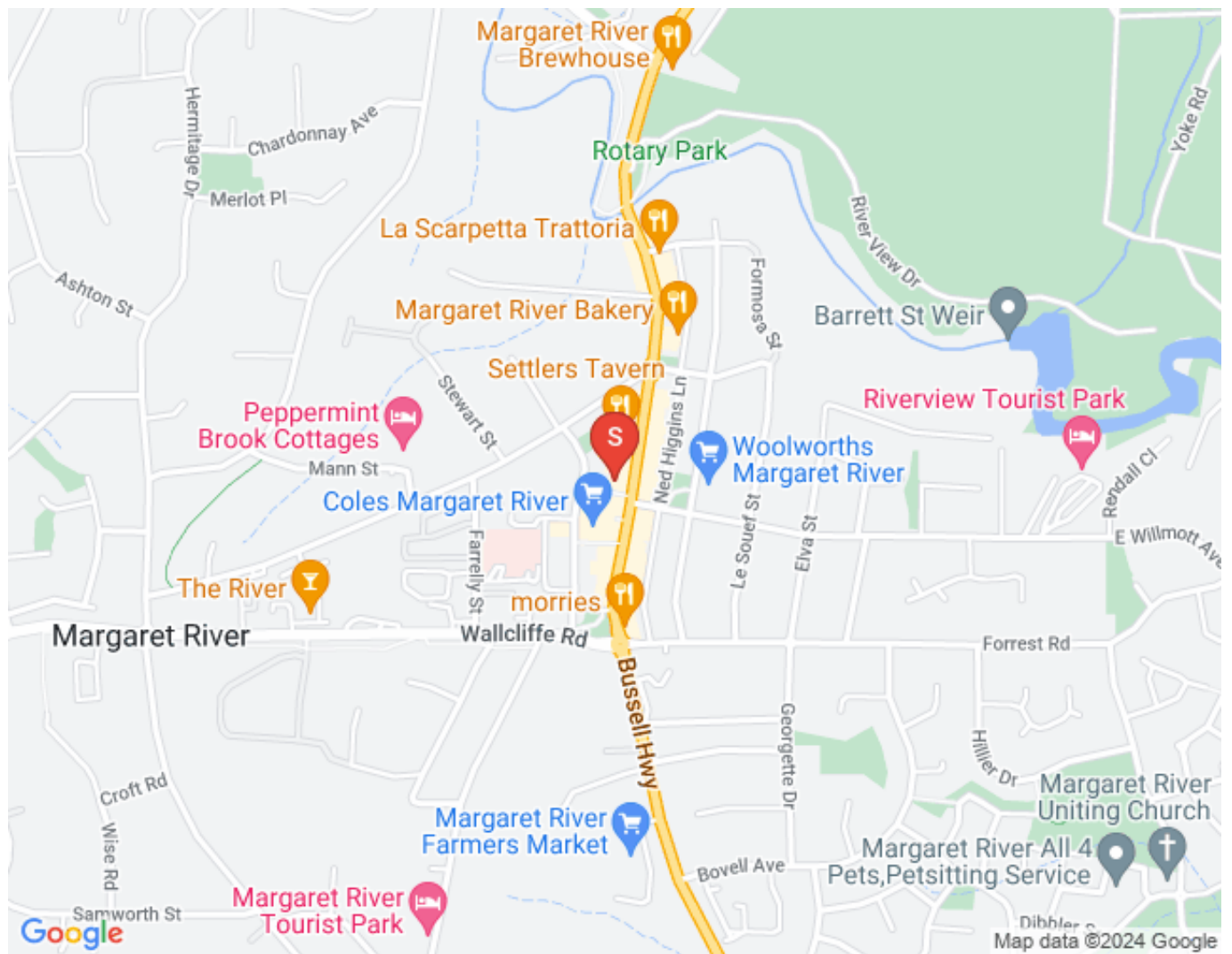
Margaret River Real Estate First National

Margaret River Real Estate First National is the first choice for the most advanced real estate services. We sell, rent and manage land and residential, lifestyle, rural, industrial, and commercial property in the heart of the south west Capes of Western Australia. We are dedicated to delivering an exceptional experience from our Margaret River office, so every member of our team strives to make a difference.

From the very initial contact, right through the entire buying or selling process, our property consultants and specialist team of administrative and marketing professionals will be by your side every step of the way. If you've been waiting for the ideal time to buy, sell or lease property...it's now. Let us show you why!

...and whether you choose Margaret River Real Estate First National to **buy, sell, rent or manage** your property, you can be sure we'll offer you carefully tailored solutions, the highest level of professionalism and the most experienced, highly regarded real estate agents and property managers in Margaret River.

Our aim is to get you better results, faster.



Around the Area

The Margaret River Region



Margaret River is one of Western Australia's best tourist draw cards as it is world renowned for its winemaking, spectacular surf breaks and coastal scenery. Towering forests and picturesque vineyards provide scenic delight above ground whilst magnificent limestone caves form unique beauty underground. Located just 300 kilometres south of Perth, Margaret River is a holiday destination that is accessible to all and each year, some 1,500,000 overnight visitors embrace the diversity of this surfing, scenic wine growing region. The Augusta Margaret River region is enriched with wide range of cultures, characters and activities and supports a local population of approximately 15,000, making it one of the fastest growing shires in Australia.

Margaret River Real Estate sells in nine areas of the region and each one of these areas is unique in its characteristics and appeal. To find out more about these regions, click on these links to see the lifestyle opportunities and property styles they offer, as well as other properties for sale in their vicinity:

[MARGARET RIVER - The Heart of the South West Capes](#)

[PREVELLY - Where the River Meets the Ocean](#)

[GNARABUP - Overlooking the Indian Ocean](#)

[COWARAMUP - Full of Country Charm](#)

[WITCHCLIFFE - Gateway to the South](#)

[ROSA GLEN & ROSA BROOK & FOREST GROVE - Inland Rural Living](#)

[GRACETOWN - On the Coast at Cowaramup Bay](#)

[KARRIDALE - On the Edge of the Forest](#)

[HAMELIN BAY - Overlooking Pristine Coastline](#)

Schools in the Area



There are eight primary schools within the Margaret River High School catchment area, four of them being in the actual townsite of Margaret River and the others being in Cowaramup, Karridale, Augusta and Forest Grove.

Click on [this link](#) to see the exact locations of all of these schools.

Catchment areas for Margaret River Primary School and Rapids Landing Primary school fall within specific street boundaries in the Margaret River area, so it may be useful to click on their boundary locations as this may affect your choice of property to buy.

[Catchment Area for Margaret River Primary School](#)

[Catchment Area for Rapids Landing Primary School](#)

Our Website

Click [here](#) to view 1073 Rosa Brook Road and similar properties on our website.

