



446 Low Road, ROSA GLEN, WA 6285

Large rural holding in the Margaret River hinterland

64.73 hectares, 159.96 acres

Set within the quiet farming landscape of Rosa Glen, this 64.37*-hectare rural holding offers privacy, scale and strong water security in a sought-after Margaret River hinterland setting.

Currently operated as a commercial vineyard, approximately 42* hectares are planted, including Sauvignon Blanc (16.15* ha), Chardonnay (11.47* ha) Semillon (9.33* ha) and Merlot (4.85* ha).

A substantial 80* ML dam provides a reliable water asset, supporting ongoing agricultural use while opening up future land-use options. The dam also creates a natural focal point within the landscape and offers potential for lifestyle or tourism-related improvements, including cottages or short-stay accommodation (subject to Shire approval).

The property includes a comfortable three-bedroom, two-bathroom residence, supported by machinery and pump sheds, allowing for owner occupation or use as a

TYPE: For Sale

INTERNET ID: 300P154218

SALE DETAILS

Offers to purchase
(High \$2M range)

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Clemence Haselgrove
0407 725 424

manager's residence.

Zoned Rural, the property presents genuine scope for diversification beyond viticulture, including alternative crops, mixed farming, or a transition toward boutique agri-tourism or rural retreat use (subject to Shire approval).

Quietly positioned, yet conveniently close to Cowaramup, Witchcliffe and Margaret River town, offering seclusion without isolation.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterisk) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 64.7336 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2



