



DEVELOPMENT



## 238 Link Road, MARBELUP, WA 6330

Private Valley, Enjoy Stunning Natural Bush

**1.68 hectares, 4.14 acres**

With gently undulating topography, abundant trees to rest your eyes on creating a stunning natural vibe, and views to the coastal dune and wind farm all within extremely easy reach of town and the airport, Marbelup Country Estate is set to be one of the most appealing and popular lifestyle developments in the region.

The majority of the 36 lots in the development have already been snapped up and the remaining nine lots are now being released to the public for the first time.

With lot sizes from 1ha to 1.6ha and Rural Residential zoning these lots offer plenty of space for your dream home, big shed, and ancillary accommodation, with bundles of freedom for kids and pets to roam, and the ability to run a few stock if you wish.

Located three minutes to the airport and less than ten minutes to central Albany, and with the incredible coastline and natural playground of the Great Southern right on your doorstep, Marbelup Country Estate offers prime lifestyle living in an incredible location with all amenities right on your doorstep.

**TYPE:** For Sale

**INTERNET ID:** 300P190629

**SALE DETAILS**

Offers above \$450,000

**CONTACT DETAILS**

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Blair Scott**  
0459 024 026

- Boutique development of 36 lots located behind Oranje Tractor Winery
- Beautiful natural setting with abundant bush, stunning natural environment
- Most lots already sold, 9 remaining and currently being released
- 1ha to 1.6ha (2.5ac to 4ac) in size, zoned Rural Residential
- Some lots completely clear, some include stands of bush - pick your favourite
- Range of block orientations to suit your preferred home design
- No building timeframes, shed allowance of 200sqm
- Serviced with 3-phase power and water, and NBN infrastructure
- Quality rural fencing and sealed crossovers included
- Less than 3 mins to airport and 10 mins to CBD
- Works underway with titles expected Q4 2026

This Lot (134)

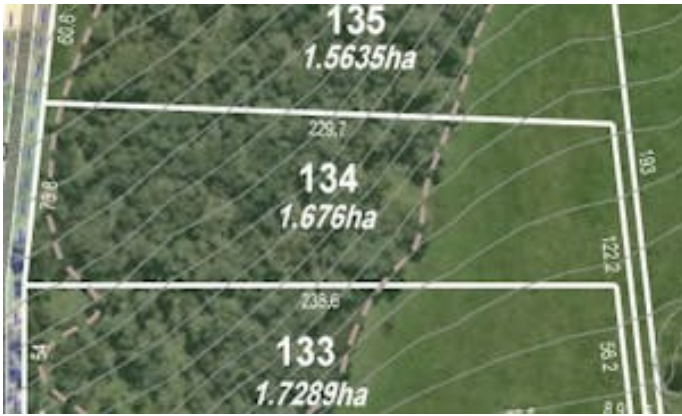
- 16,760sqm (1.676ha, 4.14ac) (Biggest block available)
- Over half stunning natural bush full of birds and wildlife
- East-west orientation with gentle slope to south and east
- Private valley setting, views down valley to south

Viewings are restricted with site access only available on Saturday 9th May and Saturday 16th May between the hours of 9.30am and 1pm.

All lots to be sold by Open Offers, offers closing 19th to 21st May.

Please contact Blair Scott on 0459 024 026 or [blair.scott@elders.com.au](mailto:blair.scott@elders.com.au) for an information pack and more on inspections and the sales process.

- Land Area 1.6760 hectares



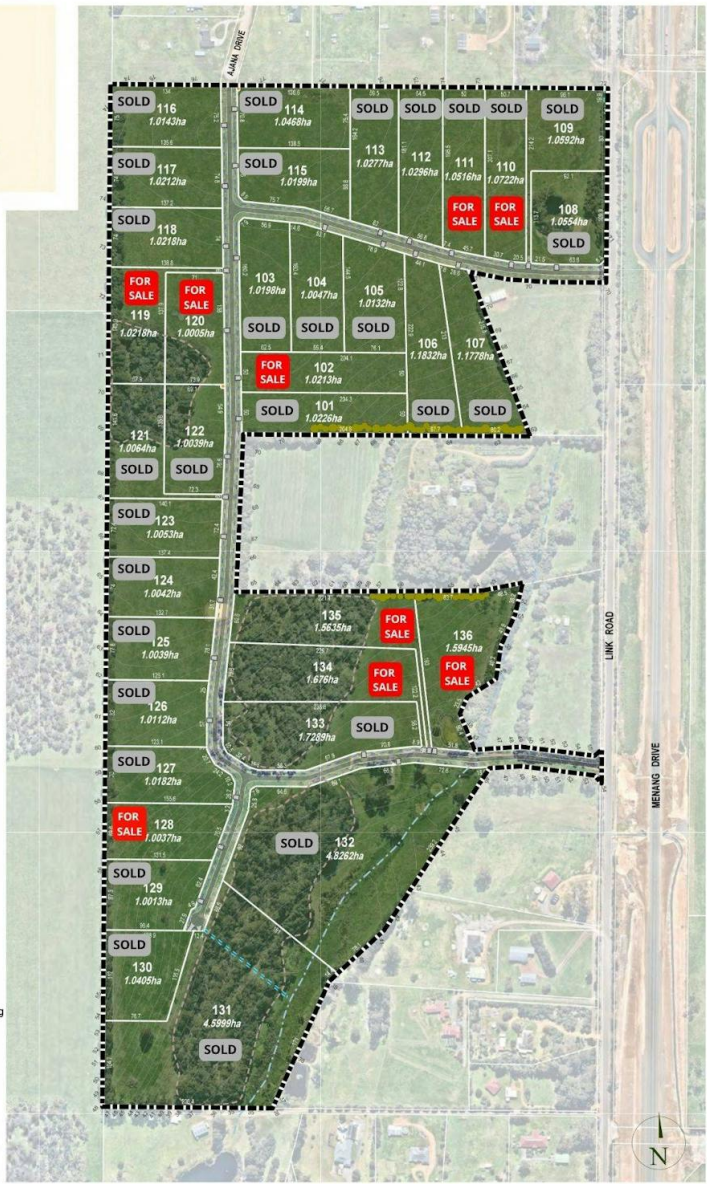




**DEVELOPMENT PLAN**

- LEGEND**
- Stage Boundary
  - Development Area (36 lots)
  - Indicative Crossover Location
  - Native Vegetation Screen Planting
  - Western Power Site
  - Roadside Drainage Swale
  - Water Corporation Easement
  - Five Mile Creek
  - Retained Vegetation
  - Contours (1.0m)

**ENQUIRE NOW**



Call **Blair Scott** 0459 024 026  
[www.marbelupcountryestate.com.au](http://www.marbelupcountryestate.com.au)

**DISCLAIMER**  
 This plan is intended to be indicative only and may not accurately or fully depict the actual or final development at present or in the future. It is not, and may not be taken as being, a representation in any respect by the Vendor or its agents. All dimensions and areas are subject to the Survey. All services shown on this plan are shown for information only. All services, easements, fees, etc. and associated assessments are shown for information only. This plan is to be read in conjunction with the Contract of Sale and relevant Special Conditions.