

**1390 Rosa Brook Road, Rosa Brook, WA 6285**



**Lifestyle For Sale**

Friday, 26 April 2024

1390 Rosa Brook Road, Rosa Brook, WA 6285

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 19 m2**

**Type: Lifestyle**



Mike Calneggia

0419963474

**From \$2,500,000**

Rosabrook Estate, MARGARET RIVER This pretty property in Rosa Brook, is the ideal location for a multitude of tourism options. A very tidy property with a large water feature, premium vineyard, rammed earth character homestead/cellar door and multi-purpose sheds, located in the Rosa Brook hamlet, just 14 minutes from the Margaret River township. The Rosabrook brand, inventory and plant and equipment are also available by negotiation. 19.7483 ha total land area 6.4 ha of premium vineyard 3 dams of approximately 27ML total capacity 20ML groundwater licence

**OVERVIEW** Welcome to the Rosabrook Estate, an attractive property, water resource and premium vineyard in the world class Margaret River wine region. The estate could be further developed to create an attractive cellar door, function centre and wedding venue. Established for over 25 years with continued improvements and redevelopment of the vineyard areas. Includes the premium varietal vineyard and full complement of plant and equipment. This unique property could be further developed into a private estate, winery and tourism destination or the addition of other farming activities to take full advantage of the opportunities available. Offered for sale is the property, plant and equipment, brand and inventory either collectively or individually.

**KEY FEATURES OF THE ESTATE** Total property area is 19.7483 ha and zoned General Rural in the district of Rosa Brook under the Shire of Augusta Margaret River Local Planning Scheme 1. A 6.4 ha vineyard area with approximately 5,46 ha currently in full production, growing premium wine grapes. Improvements include three spring and catchment fed dams of approximately 27ML capacity covering just over 2.0 ha with a 20 ML groundwater licence. Buildings include a character rammed earth homestead that could be utilised as a cellar door and four multi-purpose and pump sheds. Plantings include Chardonnay (2.71ha), Sauvignon Blanc (2.03ha), Pinot Gris (0.28ha) and Cabernet Sauvignon (1.39ha).

**GROWTH OPPORTUNITIES** Located within 14 minutes of the Margaret River townsite and 40 minutes from the new Busselton Margaret River airport, the property is ideally suited to benefit from: Continued demand for premium wines from the Margaret River region. Development of wine production and/or tourism infrastructure on the property to create another iconic Margaret River winery. Alternative crops or grazing on the unplanted land. Development of short-stay accommodation infrastructure. Development of an event venue for weddings, concerts and product launches.

**FOR SALE OFFERS FROM \$2,500,000\*\*** Offers are invited to acquire the property, plant and equipment, brand and inventory either collectively or individually. For further information on this outstanding opportunity or to arrange a private inspection please contact: Mike Calneggia Director, Advisory +61 419 963 474 [mike@boutiquepropertyandadvisory.com](mailto:mike@boutiquepropertyandadvisory.com) [www.boutiquepropertyandadvisory.com](http://www.boutiquepropertyandadvisory.com) \*\* Plus plant and equipment, brand and inventory by negotiation.