

**1665 Rosa Brook Road, Rosa Brook, WA 6285**



**Acreage For Sale**

Saturday, 15 June 2024

1665 Rosa Brook Road, Rosa Brook, WA 6285

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 6**

**Area: 47 m2**

**Type: Acreage**



Megan Booth  
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## OFFERS ABOVE \$2,250,000

Discover Rosy Retreat, nestled in the undulating hills of Rosa Brook, just 18 kms East of the vibrant town of Margaret River. This picturesque property offers three residences, each currently earning income for the owners. Situated a good distance from each other, these dwellings provide the desired solitude for all, making it the perfect retreat from the hustle and bustle of city life.

**Residence One: Bessell House** is a solid 5-bedroom, 2-bathroom two-level home crafted from weatherboard, timber and limestone brick. Its spacious living areas and lower-level double garage with storeroom, converted into a bedroom, theatre/games room, offer plenty of space for relaxation and entertainment. Enjoy stunning views from the verandas on three sides, providing the perfect spot to unwind. The newly installed colourbond rainwater tank and nearby is a double garage. The large family home includes a fireplace, slow wood combustion heater, and two reverse cycle air conditioning units, ensuring comfort in all seasons. The property also has a chook run, cubby house, and all gardens are reticulated from the soak. Leased at \$525.00 per week until 02.03.2025.

**Residence Two: Rosy Retreat Cottage** Built in 1996, Rosy Retreat Cottage is a charming 3-bedroom, 2-bathroom home constructed from timber, zinc iron walls and timber 3m-4m wide verandahs. The spacious kitchen/dining area boasts abundant windows, allowing you to enjoy the picturesque views. With a cozy living area and ample space on the verandas, entertaining is a breeze, regardless of the weather. Clever heating solutions include a fireplace in the living area and a wood fire stove in the kitchen, which also heats the bathroom. Reverse cycle air conditioning is also installed for added comfort. Owner Occupied.

**Residence Three: Old Dairy Cottage** exudes character and charm, offering a comfortable and affordable place to enjoy the single life. Once the property's dairy, it has been converted into a cozy dwelling. Leased at \$225.00 per week until 14.02.2025.

**Land Features:** The property boasts mostly cleared land with green kikuyu pasture, pockets of natural bush, and swamps. Two spring-fed dams provide abundant water supply. Well-fenced with established fruit trees and gardens, the property also includes several sheds for storage. The land/paddocks are currently leased to Jesters Flat Equestrian Centre providing a fantastic other income. Enjoying a mild Mediterranean climate, Rosy Retreat offers rural living at its finest. Far enough from Margaret River crowds to enjoy peace and tranquility, yet close enough to access renowned restaurants and wineries. The property is adjacent to the popular Jesters Flat Equestrian Centre and near the Berry Farm and the CBCo Brewery, offering great food and award-winning ales. Escape to Rosy Retreat and experience the beauty of country living with its stunning views, fresh air, and sense of freedom. Don't miss this opportunity to own your piece of paradise!