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Welcome

Thank you for your interest in 1665 Rosa Brook Road, Rosa Brook.

At First National Real Estate Margaret River, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for your new property.

Yours sincerely,

First National Real Estate Margaret River

Megan Booth

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About the property



1665 Rosa Brook Road, Rosa Brook

ROSY RETREAT: YOUR IDYLIC COUNTRY HAVEN

**UNDER
OFFER**

6 Living Areas

Reverse Cycle Air Condition
ing

Study

Water Tank

Balcony

Deck

Floor boards

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Dishwasher

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.

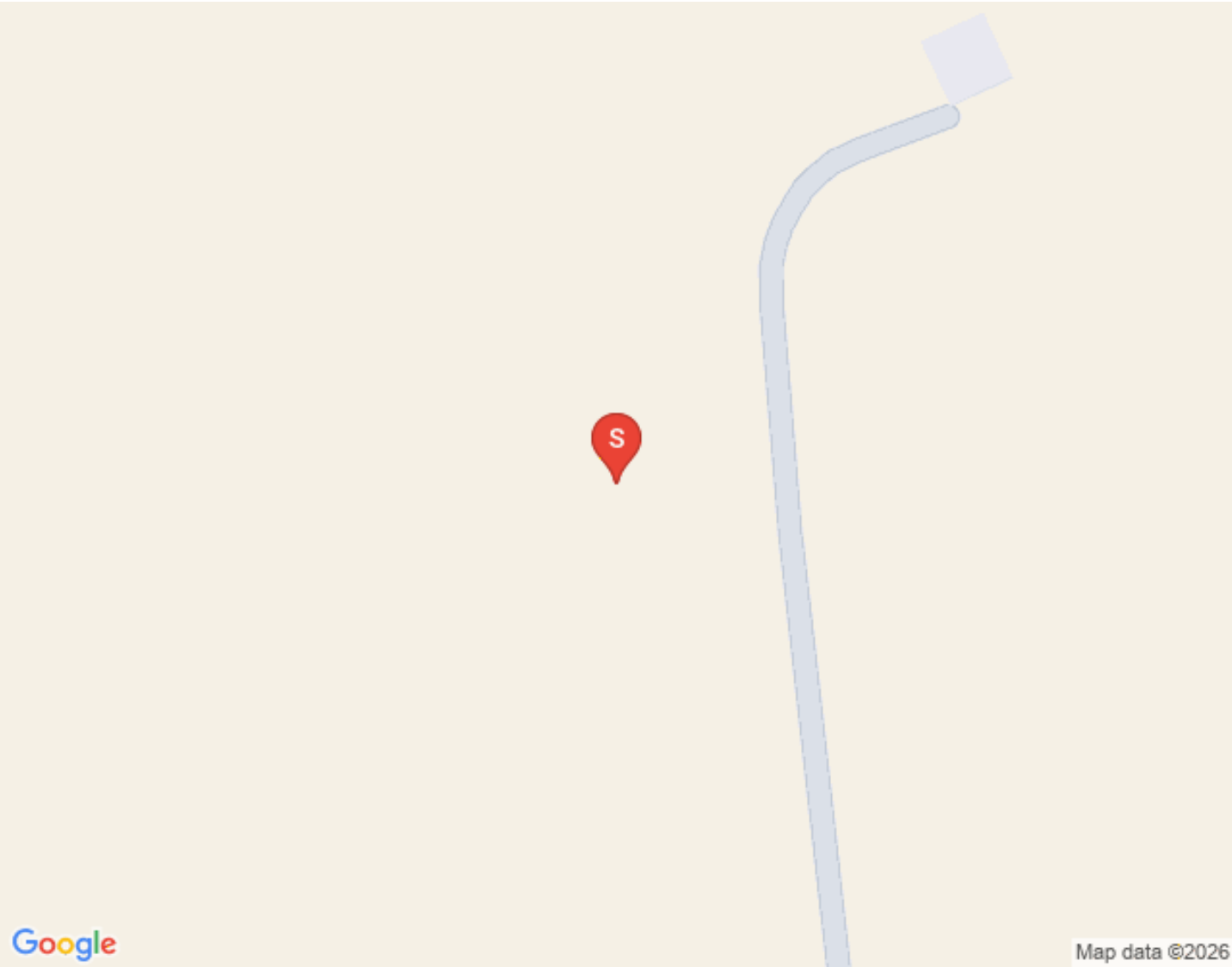
Residence Three: Old Dairy Cottage exudes character and charm, offering a comfortable and affordable place to enjoy the single life. Once the property's dairy, it has been converted into a cozy dwelling. Leased at \$225.00 per week until 14.02.2025.

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 another fantastic 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!

Floor Plan



Title Documents

- Certificate of Title
- Deposited Plan
- Document

Locally owned, with national reach

Margaret River Real Estate First National

Our company

Margaret River Real Estate First National is the first choice for the most advanced real estate services. We facilitate the sale, rental and management of land, residential, lifestyle, rural, industrial and commercial property in the heart of the south west Capes of Western Australia.

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, expert local knowledge and the most experienced, highly regarded real estate agents and property managers in Margaret River.

Your agent



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we put you first.

Our aim is to get you better results, faster.

Rosa Brook WA 6285

Suburb Snapshots

Houses



Median House Price
12 months from 4-Oct-2025



Median Days on Market (House Sales)
12 months from 4-Oct-2025



Number of Houses Sold
0
12 months from 4-Oct-2025



Houses for Sale
4



Interested Buyers (House)
27



Houses for Rent
0

Units



Median House Price
12 months from 4-Oct-2025



Median Days on Market (House Sales)
12 months from 4-Oct-2025



Number of Houses Sold
0
12 months from 4-Oct-2025



Houses for Sale
4



Interested Buyers (House)
27



Houses for Rent
0

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About the Margaret River Region

Explore our 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.

Cowaramup

Gnarabup

Gracetown

**Hamelin
Bay**

Karridale

**Margaret
River**

Prevelly

**Rosa
Brook**

Witchcliffe