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## Welcome

**Thank you for your interest in 2294/ Bramley River Road, Osmington.**

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*

*m. 0427 480 745*

## About the property



**Lot 2294, Bramley River Road,  
Osmington**

**MAGICAL FARM WITH RIVER FRONTAGE**

**OFFERS -  
CONTACT**

Shed

Fully Fenced

Never before has this rural property 'Rivers Edge' been offered for sale! In the same family for three generations this magnificent 64.96ha (159 acres) rural property has a lot to offer someone looking to purchase a quality farm.

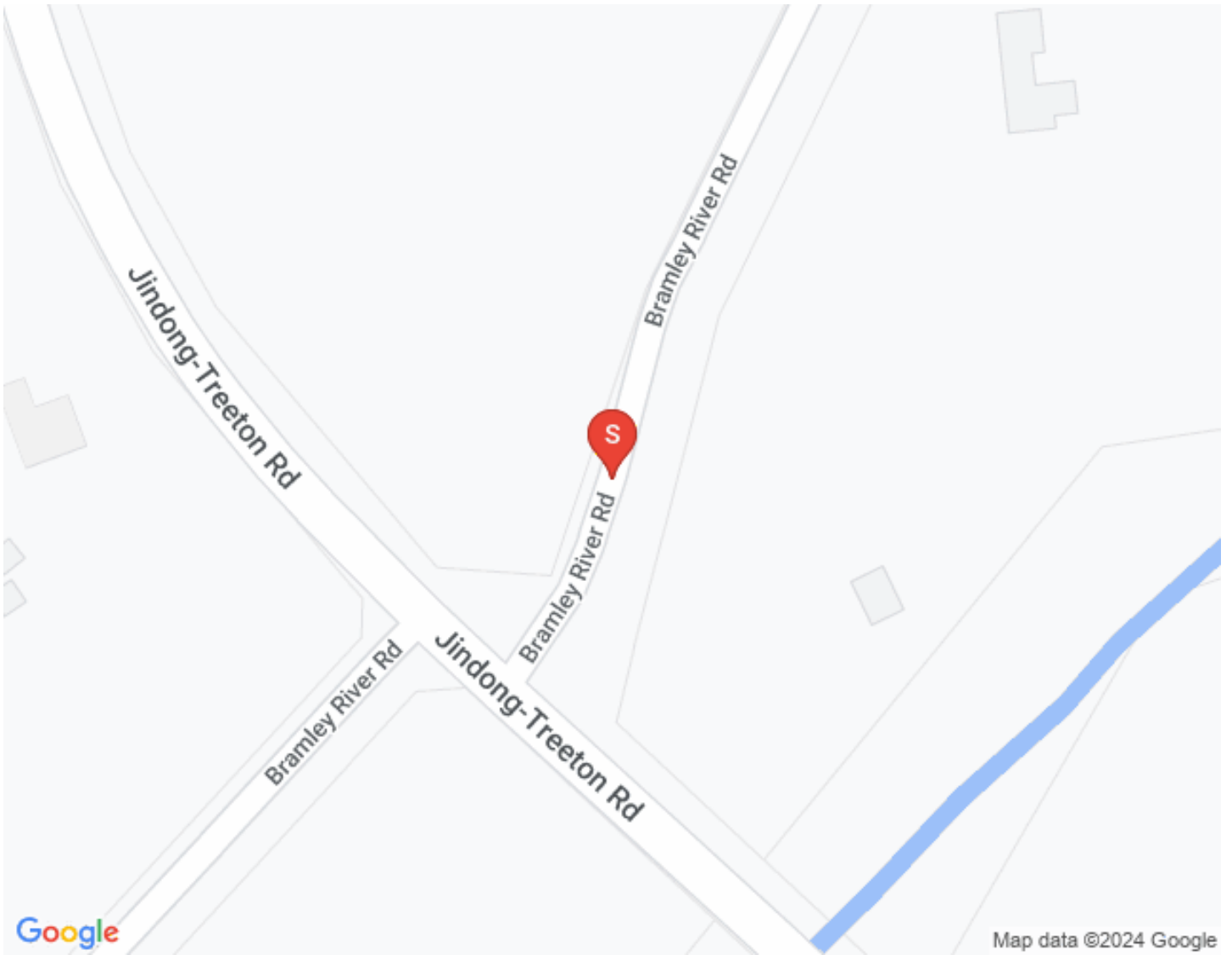
Features include high commanding views across the valleys, backing onto State Forest, a dam, major creek line, 6m x 6m shed, loading ramp, 1.5 kms of meandering Margaret River frontage, approx 20ha of native bush, and fertile pastures with fertiliser history on request.

Approximately 40 ha of pasture with 10 fenced paddocks ♦ post and string and plenty of potential building sites to choose from with some spectacular views. Three phase power lines run through the North/East corner of the property which is an ideal spot to build your dream country home looking over the entire property.

The location is superb, centrally located with only 20 minute drive to the town centre of Margaret River, 13km to Cowaramup town site, also nearby is the cute little townsite of Rosa Brook ♦ Darnell store, The Berry Farm, Jesters Flat Equestrian Centre and Brown Hill Winery.

This is a working farm, offered GST free by negotiation either as Going Concern or Sale of Farmland.

Please contact Megan Booth on 0427 480 745 the Exclusive Agent for Lot 2249 Bramley River Rd.



### Title Documents

[Certificate of Title](#)

[Deposited Plan](#)

## 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.

*Our aim is to get you better results, faster.*

#### Your agent



Megan Booth

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[www.margaretriverrealestate.com.au](http://www.margaretriverrealestate.com.au)

**we put you first.**

## Osmington WA 6285

*Suburb Snapshots*

### Houses



Median House Price  
12 months from 13-May-2023



Median Days on Market (House Sales)  
12 months from 13-May-2023



Number of Houses Sold  
12 months from 13-May-2023



Houses for Sale  
**1**



Interested Buyers (House)  
**244**



Houses for Rent  
**0**

## Units



Median House Price  
12 months from 13-May-2023



Median Days on Market (House Sales)  
12 months from 13-May-2023



Number of Houses Sold  
12 months from 13-May-2023



Houses for Sale  
**1**



Interested Buyers (House)  
**244**



Houses for Rent  
**0**

# 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](#)