

Table of Contents

Welcome

About the property

Locally owned, with national reach

About the Margaret River Region



Welcome

Thank you for your interest in 7 Lesueur Place, Gnarabup.

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

Craig Bamford m. 0417 922 223



About the property



7 Lesueur Place, Gnarabup

BEACH BLOCK OPPORTUNITY MARGARET RIVER

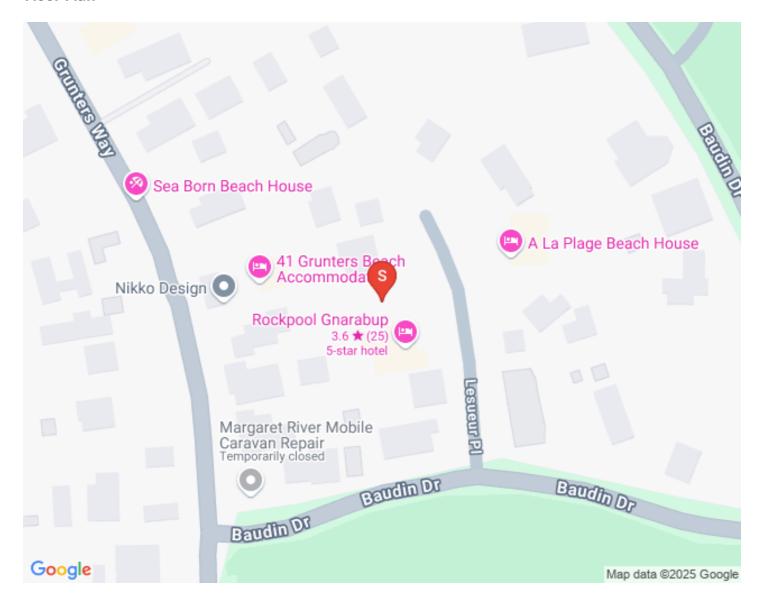
OFFERS ABOVE

Take a quick drive around Gnarabup Beach in Margaret River and it is quite clear that there are not many vacant blocks left in this fabulous beachside suburb. Particularly if you take into account that more than a handful are land banked, and it becomes apparent that beach blocks in this area are like Hen's Teeth. Rare! In WA's No: 1 world class surf zone. So put your name all over this Title and land bank your piece of paradise whilst it is still affordable.

With your beach block "Down South" safely secured, start planning your future build with some awesome builds nearby to pinch some great ideas for your residence and to suit the area and our coastal conditions.

It is a great sized block at 1149m2, fully serviced with scheme water, underground power, deep sewerage and NBN. Tucked away in a very private and peaceful Cul-De-Sac, hideaway here from the madding crowd in style. The block is gently undulating and new owners may even catch some ocean glimpses with the right build.

Floor Plan



Title Documents

Certificate of Title

Deposited Plan 31094 & Title List

Document I133075



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!

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 mostexperienced, highly regarded real estate agents and property managers in Margaret River.

...and whether you choose Margaret River Real Estate First

Your agent



Craig Bamford m. 0417 922 223 craig@margaretriverrealestate.com.au www.margaretriverrealestate.com.au

we put you first.

Our aim is to get you better results, faster.

Gnarabup WA 6285

Suburb Snapshots

Houses



Median House Price 12 months from 4-Apr-2024



Houses for Sale

3



Median Days on Market (House Sales)

12 months from 4-Apr-2024



Interested Buyers (House)

119



Number of Houses Sold

12 months from 4-Apr-2024



Houses for Rent



Median House Price 12 months from 4-Apr-2024



Median Days on Market (House Sales) **68**



Number of Houses Sold



12 months from 4-Apr-2024



Houses for Rent

0



Houses for Sale **3**



Interested Buyers (House)
119



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.

