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## 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 1149m<sup>2</sup>, 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!

...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



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**we put you first.**

## Gnarabup WA 6285

*Suburb Snapshots*

### Houses



Median House Price  
12 months from 4-Apr-2024



Median Days on Market (House Sales)

**68**

12 months from 4-Apr-2024



Number of Houses Sold

**4**

12 months from 4-Apr-2024



Houses for Sale

**3**



Interested Buyers (House)

**119**



Houses for Rent

**0**

## Units



Median House Price  
12 months from 4-Apr-2024



Median Days on Market (House Sales)

**68**

12 months from 4-Apr-2024



Number of Houses Sold

**4**

12 months from 4-Apr-2024



Houses for Sale

**3**



Interested Buyers (House)

**119**



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**