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Welcome

Thank you for your interest in 23 Grunters Way, 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



23 Grunters Way, Gnarabup

LIVE LIFE AT THE BEACH IN MARGARET RIVER

**OFFERS
ABOVE**

3 Living Areas

Split System Air Conditioni
ng

Deck

Floor boards

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Whether you are looking for a holiday getaway or a family residence at the beach to call home, this big split level 5 Bedroom 2 Bathroom residence is going to tick a lot of boxes!

Situated in a fabulous location tucked away near world famous surfing beaches, the property is ideally located within very easy walking distance to nearby Cafes like The Common Tavern and White Elephant Beachfront Cafe. The Boatramp is just around the corner as is the Dog Beach and Gnarabup Beach for a swim. Kick back and relax in the very private backyard with a huge all weather outdoor entertainment area and if the body is a bit weary after a big day out, loosen up in the super Infra-Red Outdoor Sauna. This generously proportioned beach house easily accommodates families, with multiple areas for kids, couples or mum and dad to escape for some privacy with the main lounge area, separate TV room and parents retreat/sitting room upstairs which boasts ocean views to Mainbreak surf spot.

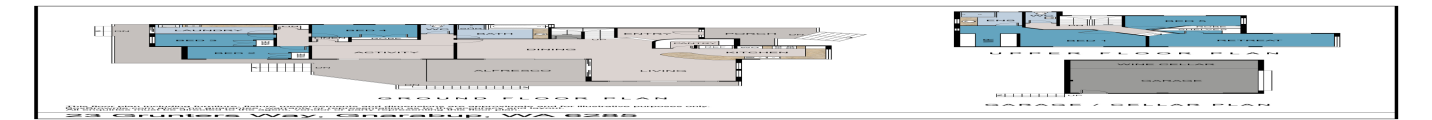
Architecturally designed and built by one of the regions most respected builders, it boasts more than ample storage throughout, gourmet kitchen, Tasmanian Oak flooring, high ceilings and roof lines and a huge garage with gym area and wine cellar.

There is short stay approval in place for the property until 2026, and "Beachlife" averages a very attractive annual income for those looking for a beach house down south to use when you can and pick up an income on the side when you cannot make it down.

Inspections are by appointment only and after guests have vacated.

To arrange a suitable time to inspect contact Craig Bamford. Exclusive Property Consultant to 23 Grunters Way, Gnarabup.

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



Craig Bamford

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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 21-May-2023



Median Days on Market (House Sales)

123

12 months from 21-May-2023



Number of Houses Sold
12 months from 21-May-2023



Houses for Sale

5



Interested Buyers (House)

246



Houses for Rent

2



Median House Price
12 months from 21-May-2023



Median Days on Market (House Sales)
123
12 months from 21-May-2023



Number of Houses Sold
12 months from 21-May-2023



Houses for Sale
5



Interested Buyers (House)
246



Houses for Rent
2

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