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Welcome

Thank you for your interest in 1001/ 351 Redgate Road, Margaret River.

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

Barry Granville

m. 0407 572 937

About the property



**Lot 1001, 351 Redgate Road,
Margaret River**

BUSH RETREAT NEAR THE BEACH

FROM

5  7  1  **\$1,275,000**

3 Ensuities

4 Living Areas

Water Tank

Shed

Workshop

Immerse yourself in the tranquillity this stunning rural bush property has to offer, perfectly nestled just moments from Redgate beach. This lot has been created to protect the beautiful natural bush with a protective covenant as well as provide rural living to those passionate about both. Embrace the beauty of nature as you explore the possibilities of this incomplete construction, poised to become a grand 4-bedroom residence with a touch of rustic elegance.

Key Features Include:

Building approval and the initial construction work has already commenced for the stunning 4 bedroom residence. Once completed this well thought out and cleverly designed home will feature a large central open fireplace that will set the tone for cozy gatherings during the colder evenings. An expansive dining and grand living area is invitation to create lasting memories with family and friends. The clever design ensures that every season can be enjoyed with separate alfresco entertaining areas capturing the best of the summer and winter sun.

Included in the main residence there is a separate apartment-style wing which once completed will be ideal for accommodating guests or generating an extra rental income with a separate living area, small galley style kitchen, ensuite bathroom, and bedroom.

In addition to the initial building works undertaken of the main residence there is approval and

designs in place for:

- Separate 1-bedroom ancillary dwelling on the land envelope.
- Below-ground pool.
- Area for 4 stables.
- 10 Meter garage to cater to your storage and equestrian needs.

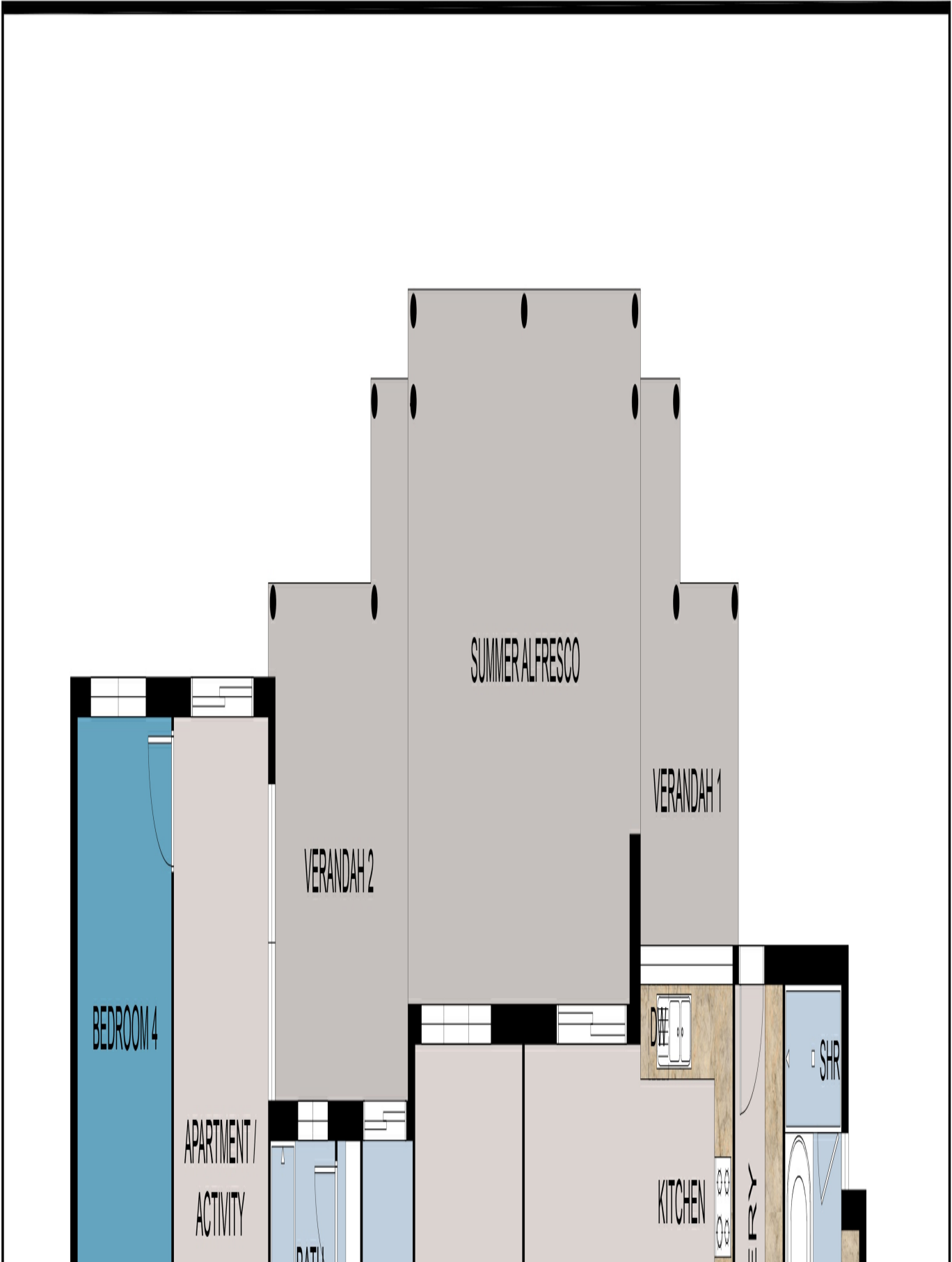
There is an established 15m x 9m wide span workshop shed, complete with power. Additional approval is in place for a 40ft container, offering ample space for your projects and storage requirements.

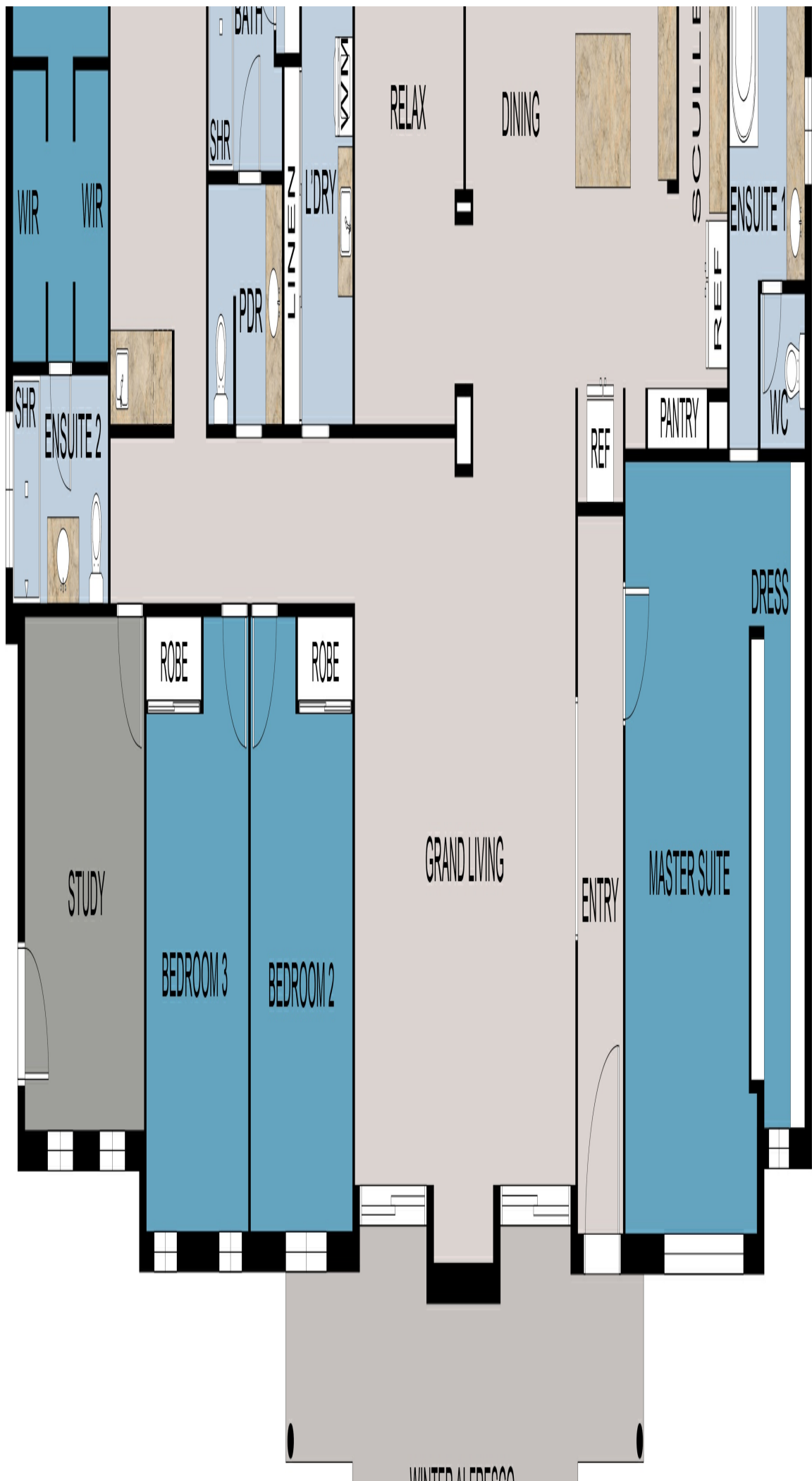
Power and Water: Benefit from the convenience of 2 power mains - one for the main residence and another for the shed / workshop (which requires extension). The property is equipped with a 135,000 - litre water tank featuring a pump and UV filter, ensuring a reliable water supply. Additionally, there is 2 natural springs on the property. These springs have already been dug out and piped 5 meters below ground (requires a pump).

This rural bush property offers an incredible canvas to create your ideal lifestyle. Whether you yearn for an equestrian playground, serene retreat, space for hobbies, or envision an income-generating venture, the possibilities are endless. Don't miss the chance to make this slice of paradise your own.

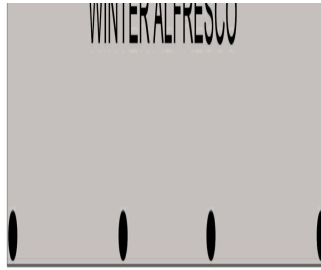
Viewings are by appointment only.

Floor Plan





WINTER ALFRESCO



FLOOR PLAN

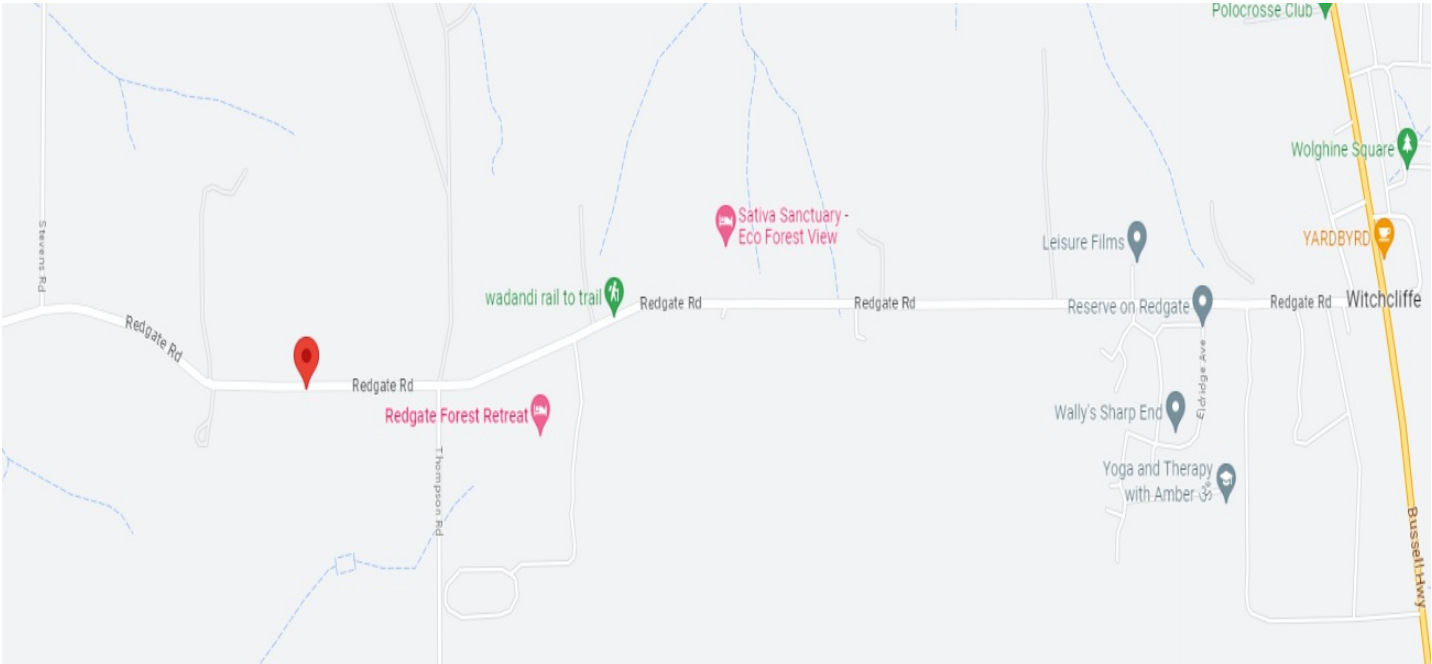
This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

351 Redgate Road, Witchcliffe, WA 6286

Property Location



Title Documents

**Certificate of
Title**

**Document Notification
O926847**

**Document Notification Under Section
70A**

**Document Restrictive Covenant
O926840**

**Document Restrictive Covenant
O926841**

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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www.margaretriverrealestate.com.au

we put you first.

WA

Suburb Snapshots

Houses



Median House Price
12 months from 28-Jun-2024



Median Days on Market (House Sales)
12 months from 28-Jun-2024



Number of Houses Sold
12 months from 28-Jun-2024



Houses for Sale



Interested Buyers (House)



Median Rental Price (Houses)
12 months from 28-Jun-2024



Houses for Rent



Median House Price
12 months from 28-Jun-2024



Median Days on Market (House Sales)
12 months from 28-Jun-2024



Number of Houses Sold
12 months from 28-Jun-2024



Houses for Sale



Interested Buyers (House)



Median Rental Price (Houses)
12 months from 28-Jun-2024



Houses for Rent

About the Margaret River Region

About the 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