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Welcome

Thank you for your interest in 854 Cowaramup Bay Road, Gracetown.

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



**854 Cowaramup Bay Road,
Gracetown**

BREATHTAKING COASTLINE

3  2  4 

**UNDER
OFFER**

2 Living Areas

Reverse Cycle Air Condition
ing

Water Tank

Remote Garage

Shed

Workshop

Built In Robes

Located on 113 acres of rare pristine bushland right on the Leeuwin Naturaliste Ridge and only 3.2km to the iconic townsite of Gracetown, this rural conservation property offers a rare opportunity to immerse oneself in nature's beauty right on the breathtaking coastline of the South West.

The solid family home boasts three bedrooms, two bathrooms, and stunning ocean glimpses that are truly mesmerizing. Beyond the home itself, the property is equipped with several desirable features, including a large powered workshop, two soaks, multiple rainwater tanks, and garden sheds. Inside the home itself offers high ceilings, reverse cycle air conditioning, and tiled floors in the main living areas ensure comfort and style throughout the year.

The spacious kitchen, complete with a 4 burner gas cooktop, electric oven, and walk-in pantry, is sure to delight any chef. The addition of a second wood stove Agar adds both charm and practicality, promising warmth during the winter months.

All bedrooms are furnished with built-in robes and window treatments, while the main bathroom offers a large deep bath, shower, and vanity for added luxury. The laundry, with its

separate WC, shower, and trough, provides convenience and direct access to the outside.

Completing the picture is a single garage with a remote door and verandahs on three sides of the home, providing the perfect spots to relax and soak in the surroundings at any time of day, no matter the weather.

Overall, this property represents a truly rare and exceptional opportunity for anyone seeking a coastal lifestyle amidst the tranquility of nature. The property is being sold in its current as is condition, there's endless potential for the lucky buyer to make it their own slice of paradise.

*Zoning - Leeuwin Naturaliste Ridge Conservation - Restrictions Apply to the Use of the Land

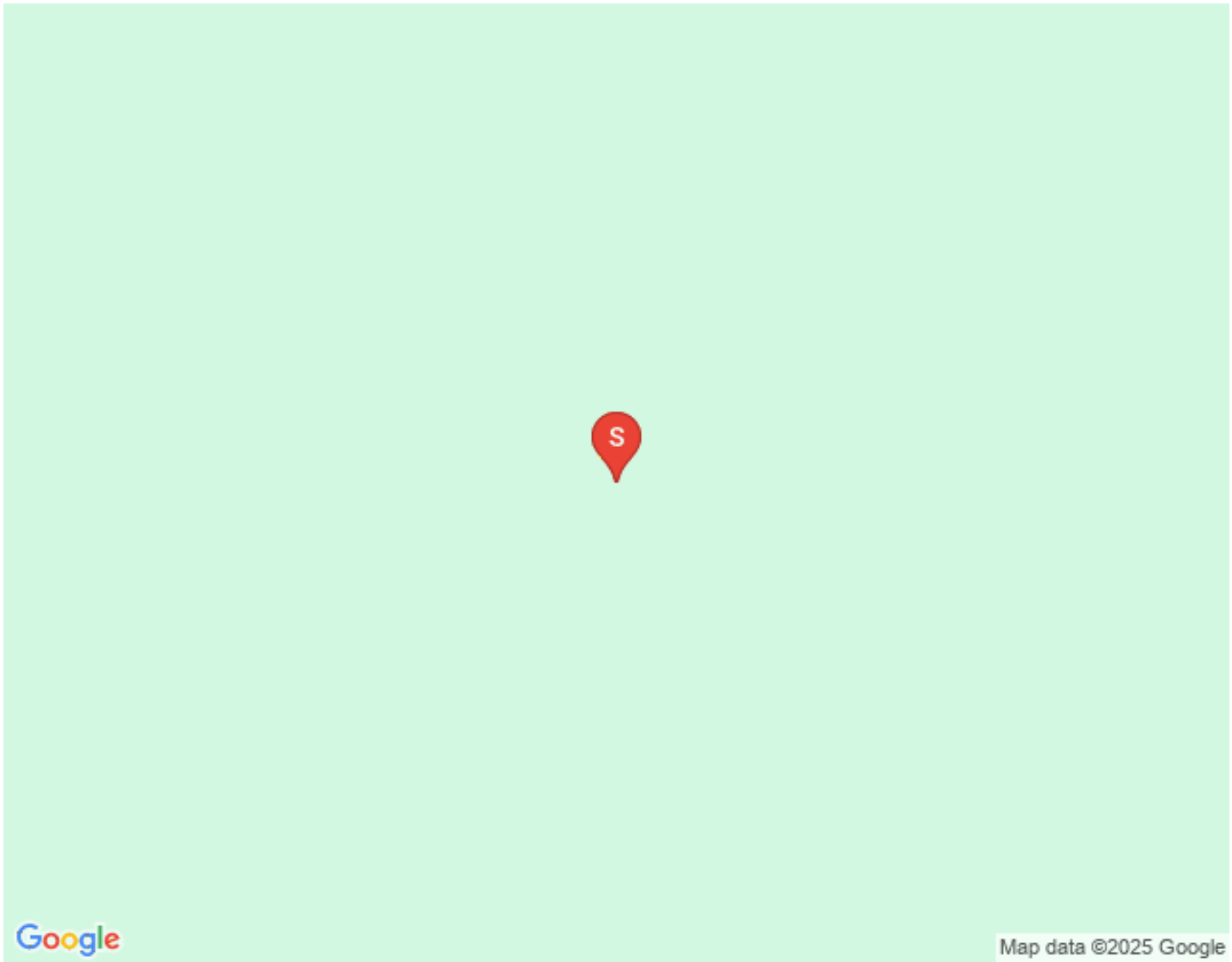
*Please note the Property will be Sold 'As Is Condition'.

Floor Plan



TOTAL: 159 m2
FLOOR 1: 159 m2
EXCLUDED AREAS: GARAGE: 21 m2, PORCH: 30 m2, COVERED PATIO: 78 m2,





Title Documents

**Certificate of
Title**

**Deposited
Plan**

**Deposited
Plan**

Document

Document

Document

Covenant

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



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www.margaretriverrealestate.com.au

we put you first.

Our aim is to get you better results, faster.

Cowaramup WA 6284

Suburb Snapshots

Houses



Median House Price

\$1,050,000

12 months from 28-Jun-2024



Median Days on Market (House Sales)

43

12 months from 28-Jun-2024



Number of Houses Sold

35

12 months from 28-Jun-2024



Houses for Sale

7



Interested Buyers (House)

586



Houses for Rent

3



Median House Price

\$1,050,000

12 months from 28-Jun-2024



Median Days on Market (House Sales)

43

12 months from 28-Jun-2024



Number of Houses Sold

35

12 months from 28-Jun-2024



Houses for Sale

7



Interested Buyers (House)

586



Houses for Rent

3

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