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Welcome

Thank you for your interest in 13 Marmaduke Point Drive, 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



13 Marmaduke Point Drive, Gnarabup

**MARGARET RIVER BEACH BLOCKS ARE
RARE**

**OFFERS
ABOVE**

Opportunity is knocking here. That's for sure. Vacant lots at Gnarabup Beach are as rare as Hens Teeth. With Margaret River considered one of the world's boutique regions boasting some of the world's best surf beaches and stunning rugged coastline, world famous vineyards and majestic forests.

It is no wonder that ever-increasing demand competes with a very limited supply of property at the beach. Making for a very attractive and strategic medium-long term proposition. Uniquely positioned with no neighbouring lots to the north, the outlook is native bushland adjoining the Gnarabup Reserve sports ground. With a well-considered and designed build on this beach block, it is going to be tough to peel yourself away from the permanent unobscured views and sounds and smell of the Ocean.

The views here are amazing with the combination of the sun rising over the Leeuwin Naturaliste Ridge to the east and to the west and northwest views of world class surf breaks of Margaret River. In the evenings, kick back and take in the mesmerising sunsets without any homes in front to obscure views. Or right now, enjoy watching the whales on their annual northerly migration up the coastline.

Living here and holidaying here will be life changing with everything you could ask for at the coast at your doorstep. Close by are several cafes, restaurant and bar, with easy walks to the beach, dog beach and protected swimming beach tucked away out of the wind. With a great boat ramp just around the corner. Or jump on the pushbike to Prevelly Store to get some supplies.

I expect interest in this fabulous site to be very high. Enquire with Craig Bamford Exclusive

Property Consultant for 13 Marmaduke Point Drive.

Email: craig@margaretriverrealestate.com.au

mob: 0417 922 223

Offers Above \$1,300,000



Title Documents

Certificate of Title, Sketch & Crown Grant

Document Transfer

Plan & Title List

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

m. 0417 922 223

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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 1-Oct-2024



Median Days on Market (House Sales)

65

12 months from 1-Oct-2024



Number of Houses Sold

4

12 months from 1-Oct-2024



Houses for Sale

0



Interested Buyers (House)

0



Houses for Rent

0

Units



Median House Price
12 months from 1-Oct-2024



Median Days on Market (House Sales)
65
12 months from 1-Oct-2024



Number of Houses Sold
4
12 months from 1-Oct-2024



Houses for Sale
0



Interested Buyers (House)
0



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