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Welcome

Thank you for your interest in 10 Georgette 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

Vicki Genge

m. 0409 587 443

About the property



10 Georgette Road, Gracetown

RARE OPPORTUNITY IN GRACETOWN

\$3,500,000

to

3  6  8  \$3,600,000

2 Ensuities

3 Living Areas

Air Conditioning

Split System Air Conditioni
ng

Intercom

Inside Spa

Water Tank

Remote Garage

Balcony

Deck

Floor boards

Outdoor Entertaining

Workshop

Fully Fenced

Broadband Internet

Built In Robes

Dishwasher

This exceptional property in Gracetown offers a rare opportunity to enjoy the ultimate coastal lifestyle and panoramic views of the bay. Perfectly blending laid-back sophistication with modern design, it caters to both permanent residents and holidaymakers alike.

As you approach, you'll be greeted by a grand facade and a gated entry with intercom access, providing both privacy and security. The property is equipped with a state-of-the-art CCTV system with smartphone access, ensuring peace of mind. Inside, an open foyer leads to an elegant Tasi Oak staircase that sets the tone for the entire residence.

For convenience, the home includes a private lift, and the under-croft space offers parking for

up to eight vehicles, along with a workshop area. The lower level features a self-contained guest suite ideal for hosting visitors in style and comfort. With multiple living and entertaining areas, a wine cellar, and extensive storage rooms, this home is designed to accommodate both relaxed living and entertaining on a grand scale.

Step out to a glazed alfresco zone and wrap-around balconies that provide a seamless flow for indoor-outdoor living, perfect for enjoying the stunning sunsets and coastal views. The pièce de résistance is the roof-top observation deck, offering a panoramic view of the bay and beyond. The master suite is a true sanctuary, featuring direct access to the alfresco area, a luxurious spa ensuite, a powder room, and a spacious dressing room.

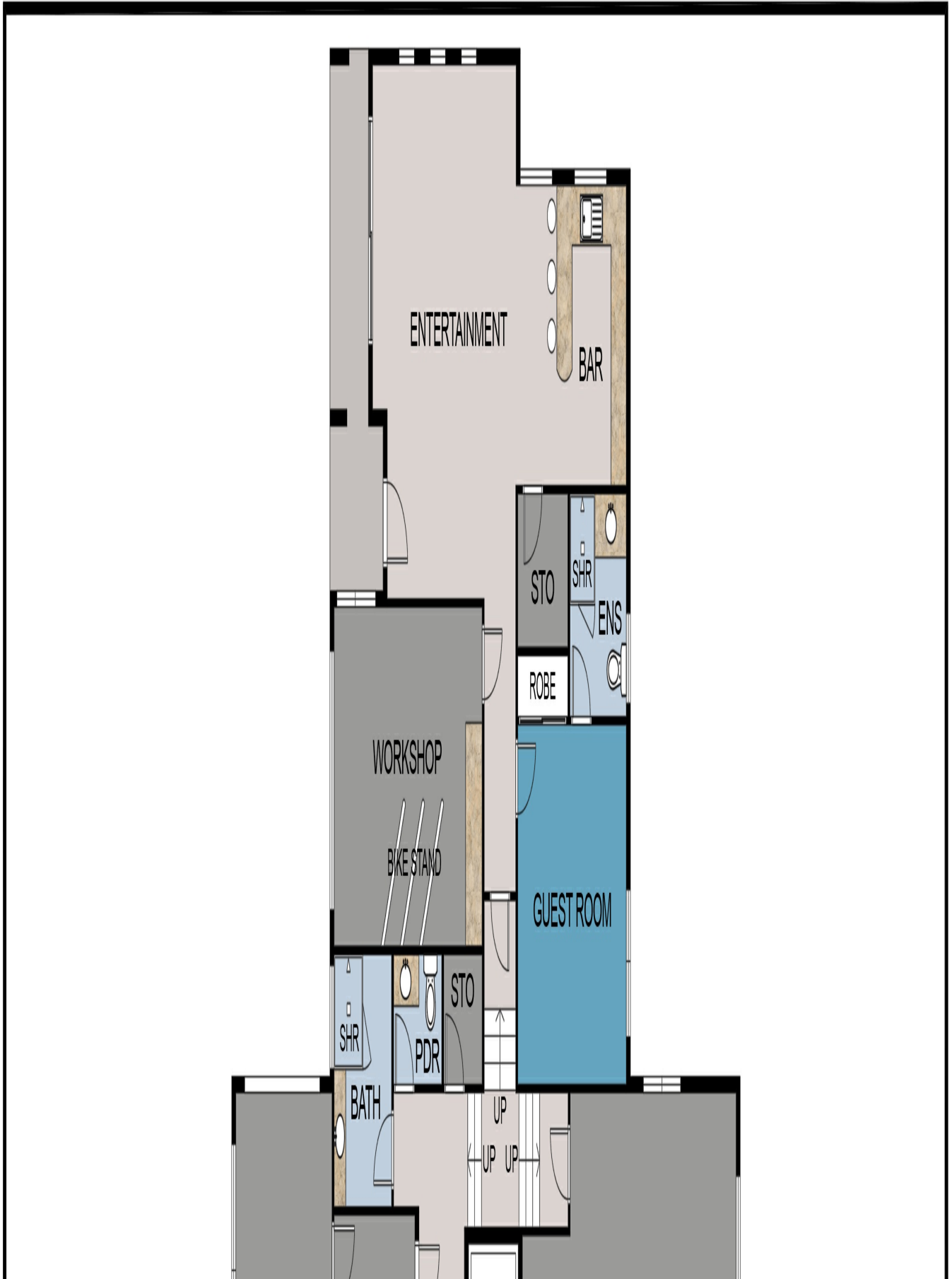
A second bedroom with an adjacent bathroom and powder room ensures comfort and convenience for family or guests. The designer kitchen is a chef's dream, with stone accents and premium appliances. It flows effortlessly into the open-plan dining, family, and lounge areas, creating an ideal space for family gatherings or entertaining friends.

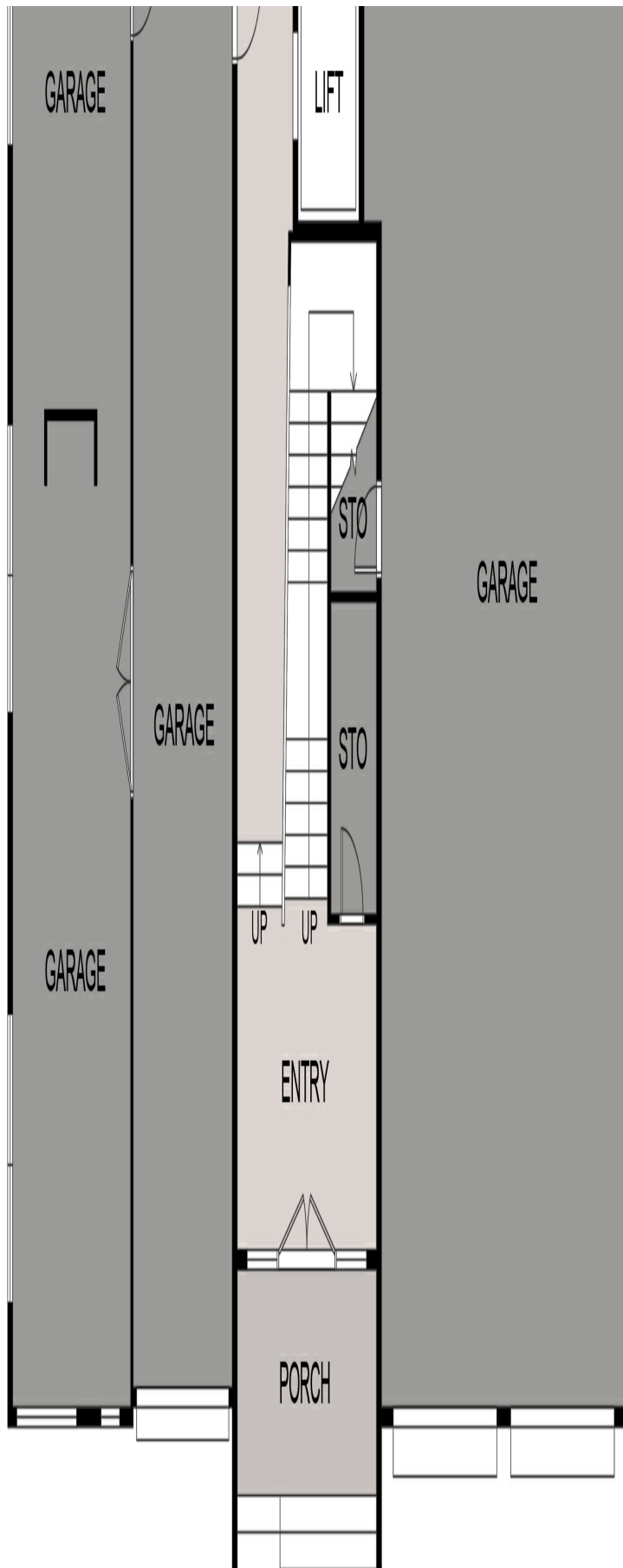
This home combines low-maintenance modern living with luxurious design, offering both comfort and style. Whether you're looking for a peaceful family retreat or an impressive holiday home, this property in Gracetown is a rare find that delivers both elegance and practicality in one stunning package.

Features:

- ◆ 5 Reverse Cycle Air Conditioning Units
 - ◆ CCTV Security System
 - ◆ Private Lift
 - ◆ Installed Coffee Machine
 - ◆ Induction Stove
 - ◆ Dishwasher
 - ◆ UV Glazing
- Stainless steel guttering and down pipes
- ◆ Instant Gas Hot Water System (HWS)
 - ◆ 2 Water Pumps
 - ◆ 4 x 18,000L Water Tanks and 1 x 7,500L Water Tank
 - ◆ Septic System

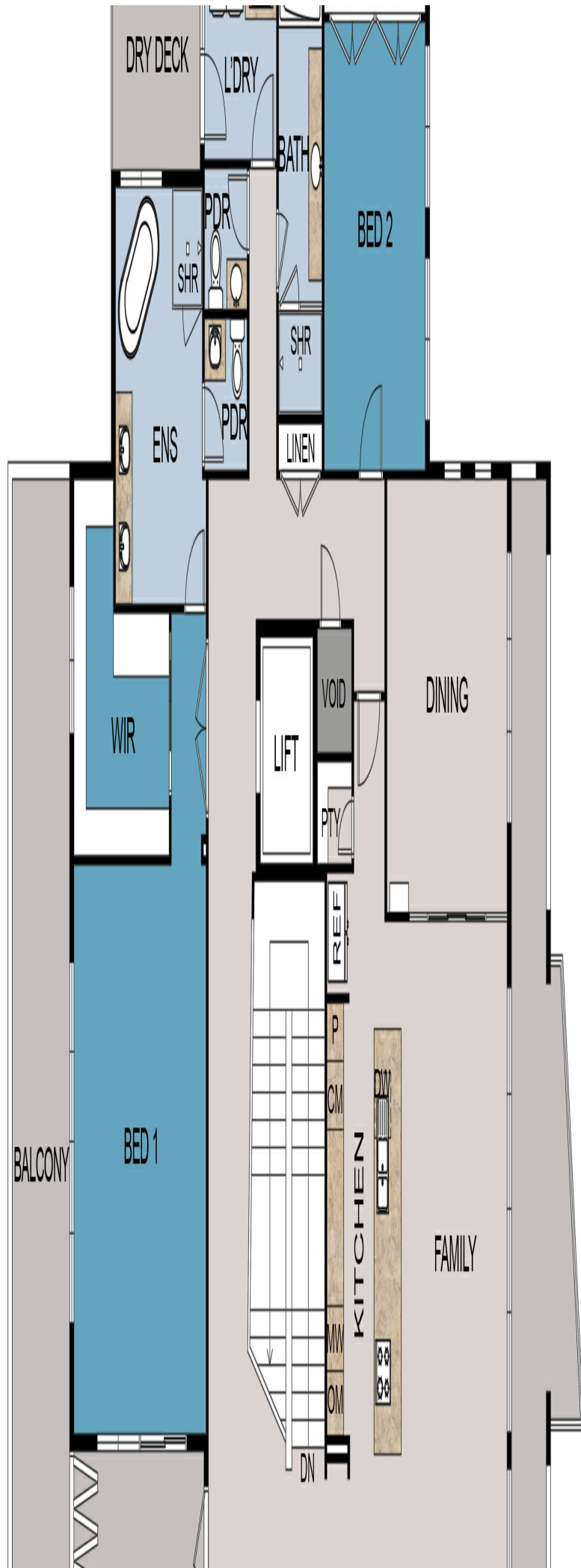
Floor Plan

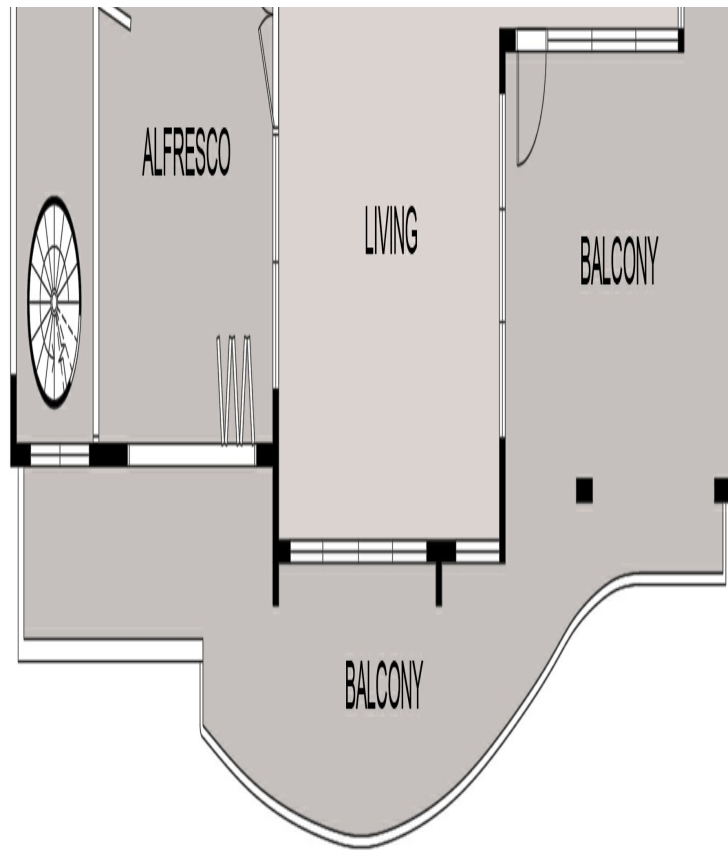




GROUND FLOOR PLAN







FIRST 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.

10 Georgette Road, Gracetown WA



Title Documents

[Certificate of Title](#)

[Deposited Plan](#)

[Deposited 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.

Our aim is to get you better results, faster.

Your agent



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we put you first.

Gracetown WA 6284

Suburb Snapshots

Houses



Median House Price
12 months from 4-Apr-2024



Median Days on Market (House Sales)
12 months from 4-Apr-2024



Number of Houses Sold
2
12 months from 4-Apr-2024



Houses for Sale
1



Interested Buyers (House)
104



Houses for Rent
3

Units



Median House Price
12 months from 4-Apr-2024



Median Days on Market (House Sales)
12 months from 4-Apr-2024



Number of Houses Sold
2
12 months from 4-Apr-2024



Houses for Sale
1



Interested Buyers (House)
104



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