

# RARE OPPORTUNITY - WORLD CLASS ASSET

**Breathtaking 360° & Beachfront Views – Panoramic Sunset & Ocean Views**



**Pristine Beach & Coastline**

6.3 Acres / 2.55 Hectares



**Land For Sale – by Owner**

\$5M (AUD) / \$3.8M (USD)



**Secluded**



**Majestic**



**Serene**



Yet just minutes from... **World-class Amenities**

**Bunker Bay Resort**

**Dunsborough**

**Margaret River**

**Yallingup**

**Eagle Bay**

**Injidup Spa Retreat**

**Award-winning Wineries**

**Boutique Lodging**

**Gourmet Dining**



## **Exclusive Australian Coastal Location**

just steps from

**Injidup “Inji” Beach - Yallingup, WA 6282**  
Western Australia

## **Inter-generational Asset Quality**

**YEAR ROUND or WINTER GETAWAY**

along stretch spanning

**Margaret River - Gracetown – Injidup – Yallingup – Dunsborough**

One of the World’s Best Swim and Surf Beaches

**Call for more info:**



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## SWEEPING VIEWS... in ... EVERY DIRECTION

This pristine beach was slated to become a world heritage site, so **only 10 private waterfront blocks** and one Spa Retreat were ever authorised on this entire 1 mile / 1.6 km beach and national park zone. This Lot E parcel is one of those rare 10 blocks for you to make your own.

Lot E has **direct beach access** to Injidup Beach through protected Crown land. It is accessed on paved roads from Caves Rd off Wyadup Rd.



**Great Vantage Point Position from the block with Sweeping Views – in every direction.**

**33° 41' 56.9" S 114° 59' 42.8" E**

- 2.55 hectares / 6.3 acres / 25,500 square metres
- 220 degrees of ocean views along a spectacular coastline
- 3-4 minute walk (450 m / 490 yd) to beach across crown land
- Cape Clairault creates protected area and cove
- Spectacular Indian Ocean sunsets



## TITLE & BUILDING

- Site Approved for a Residence – One of 5 lots behind a gated area (see map)
- Property and Building Envelope – Protected, nestled North orientation
- High Capital Commitment in Surrounding Area
- Existing Home Values: \$15-25M+ range – House Design Award Winners
- Freehold Title – Grants you outright ownership of property in perpetuity - no time limit as other foreign countries or titles mandate



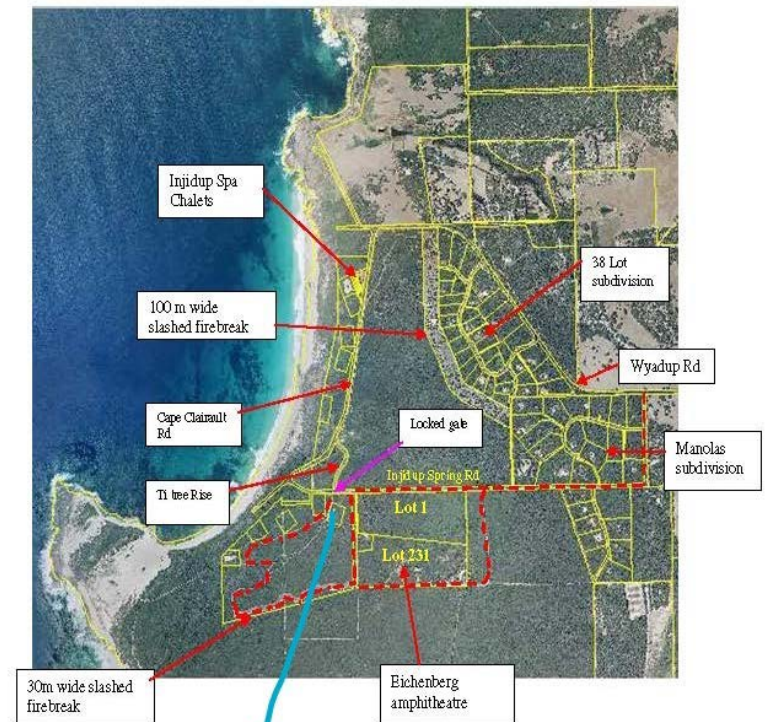
## UTILITIES

- 3-phase underground power lines already installed in the entire bay
- Cell phone coverage & access to high speed internet via 4GX
- Ample water for multi-family residence and gardens – feasible via rainwater catchment & storage

## SCHOOLS

- Superb choice of high calibre private schools in the area including Bunbury Cathedral Grammar, Georgiana Molloy Anglican School, McKillop Catholic College, Margaret River Independent School, Our Lady of the Cape, St. Thomas More, Margaret River Montessori School, Yallingup Steiner School and Cornerstone Christian College.
- Excellent public schools in the area, with Margaret River Senior High named one of 4 Top High Schools in the State in 2017.
- Access to several regional and Perth-based Universities including UWA, Murdoch, Notre Dame, Curtin University, WA Academy for Performing Arts, Edith Cowan, TAFE and more.

Figure Two: Aerial overview of subdivisions showing building envelopes and access routes



## INJIDUP BEACH

The block offers elevated ocean views and direct access to Injidup's white sand beach with calm turquoise waters on one end, and perfect surf on the other.



**Beach Access blends with Nature**

### Injidup Beach

This untouched cove between Yallingup Beach & Cowaramup Bay in Gracetown.

Access structure shown is via Cape Clairault Road.

**4 Surf Breaks  
right on this beach**



**Leads to this Pristine, Secluded Stretch of Injidup Beach**

There are over 20 iconic beaches a 15-30 minute drive away,,

Yallingup Lagoon

Smith's Beach

Canal Rocks

Wyadup Rocks

Canto's

Prevelly

Castle Rock

Gnarabup

Surfer's Point

Margaret Rivermouth

Sugar Loaf Rock

Bunker Bay

Meelup Beach

Old Dunsborough Beach

Eagle Bay

Point Piquet

Moses Rock Beach

and more...

***Waterfront properties with this paramount privacy  
and in this sought-after location  
are extremely rare.***



## LOCATION...IDEAL.

This rare piece of paradise is located in the South West region of Western Australia – a destination sought after for its natural beauty, world famous surf beaches, cafes, stylish boutiques, wineries, art galleries and unbeatable quality of lifestyle, including Australia's high calibre education and health care systems.

*The site is surrounded by protected National Forest and Coastline.*



**Bounded by National Coastal Parklands**

Enjoy blue sky, sunny, dry  
Mediterranean climate  
all summer.

Rarely any rain from  
mid Nov to mid April.

The region is ripe with fig,  
lemon, lime, orange,  
mandarin, avocado and  
olive trees.



**Neighbouring Hillside - Horse property**

Located in the heart of [Margaret River Wine Country](#) and surrounded by stunning forest, lake, rolling vineyard hills and parkland scenery. Walk from your property to the secluded [Injidup Beach](#) cove or along the spectacular [Cape to Cape](#) coastline trail that follows the sparkling Indian Ocean. Dramatic granite rock formations, reefs and sea cliffs surround. Boutique wineries, breweries, distilleries and gourmet dining establishments abound.

*Enjoy over 135 kilometres of Pristine Coastline and 75 of the World's Best Surf Breaks*

**Nothing compares to the pristine natural beauty, quality of life, clean air, water & peaceful seclusion of Australia's South West coast**

## EASY ACCESS - IN AND OUT

Yallingup is a gem in the South West corner of Western Australia.

Location	Drive	Fly	Population
Dunsborough	15 min		5,300
Margaret River	30 min		14,300 (in Shire)
Perth – Greater Metro	3 hrs		2M
Margaret River-Busselton Regional Airport	35 min		
Perth Domestic & International Airport	3 hrs	45 min	
Bali		3.5 hrs	
Melbourne		4 hrs	



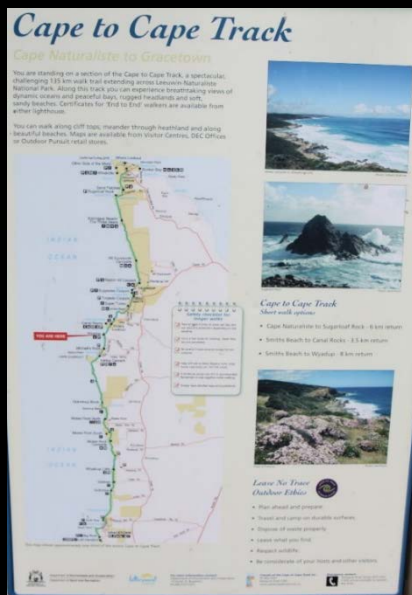
Direct Flights via International and Domestic airport in Perth. Newer Margaret River-Busselton Regional Airport expanding to allow international flights so you can be...

**Shopping in Melbourne or Singapore**

**Relaxing in Thailand or Bali**

**Doing Business in Hong Kong or Sydney**

**and Traveling throughout Asia in just hours.**



Exploring the rest of Australia and WA is easy – from spectacular Rottnest Island just minutes by ferry from Perth to the magnificent Kimberley/Broome region up north and untouched nature of Esperance down south.

Visit the **Great Barrier Reef** in Queensland, Ayers Rock/Uluru, Tasmania, Darwin and more.

Or stay put and enjoy seemingly endless trails along the **World Famous Cape to Cape Track (hike/walk)** right out your front door!



## REGION

- The Margaret River Wine Region ranked “[One of the Top Ten Regions on the Planet](#)” by *Lonely Planet* guide books. It is a top destination with well-established stakeholders - a seasoned mix of foreign and local investors and residents - who seek to diversify holdings and perhaps obtain foreign residency or citizenship in this economically thriving and special place. Don't miss this ripe opportunity to create a valuable, multi-generational asset.
- It attracts Australian and International visitors and offers a range of activities, events, festivals, live music, surf competitions, art exhibits, outdoor cinemas and culinary delights. Many Perth families make it their preferred choice for regular holidays and getaways.

## CLIMATE

- One of the best climates in the world – mild Mediterranean - long, warm sunny days in Summer, beautiful, mild Spring weather and cool Winter days needing barely a fleece jacket - ideal for sipping your favourite drink by the fire.
- Enjoy [224 sunny days a year](#). Lowest winter temperatures rarely go below 46F/8C.
- Amazing summers (Dec-Mar) – the perfect escape from Northern hemisphere winters. Nearly every summer day is a perfect beach day – with clear blue skies, warm temps and dry air.

## FLORA & FAUNA

- A “[Top 10 Bio-diversity Hotspot](#)” in the world, and only hotspot in Australia.
- Surrounding vegetation: magnificent jarrah, redgums, sheoaks, banksias, peppermints, melaleucas, cacti and olive trees. Grass trees abound and there are spectacular wildflowers in the spring with up to 13 different orchids noted!
- The birdlife is something to behold: blue wrens, robins, fantails, spinebills, black cockatoos, goals, kingfishers and kookaburras. This is a bird-lover's paradise. There are many kangaroos in the area, and we have spotted wallabies, red kangaroos, sand-dune foxes and echidnas as well.
- Property offers outlook to the whale migration path – watch them from your balcony September through November or swim with dolphins year-round.

## DINING

- A gourmet foodie experience sums it up. The region has a huge selection of high-end venues and world-class chefs. With fresh produce, lamb, beef and seafood to rival the best in the world – and wines and spirits to match – superb dining experiences are a cornerstone of the lifestyle here.
- With over 140 world-class wine estates, distilleries and restaurants, it's a short drive for award-winning tastings and cuisine at Aravina Estate, Cullen, Cape Lodge ([a Condé Nast Traveller's Gold List Winner/five-star dining](#)), Howard Park, Lamont's, Leeuwin Estate, Flutes, Mosswood, Studio Bistro, The Grove Distillery ([Gold Medal Whiskey, Gin, Spiced Rum & Absinthe](#)), Vasse Felix ([A Top 100 Australian Restaurant](#) & Named Wine Enthusiast's “[Best New World Winery](#)”), Voyager Estate, Windmills Break, Xanadu and more.
- Annual Gourmet Escape event features famous chefs, classes, local products and specialty menus offered in exquisite venues and beachside settings.
- And, wedding season draws many brides and grooms to this widely photographed and picturesque region.



## LUXURY LODGING

- Pullman Bunker Bay Resort – five-star beachfront resort property.
- Injidup Spa Retreat - rated a “**Top 10 Spa**” by Conde Nast Reader's Choice in 2011, Member of Small Luxury Hotels of the World, Named "World Destination" by Luxury Travel Magazine.
- Cape Lodge – awarded “**Best Boutique Hotel in Australia**” by Luxury Travel Magazine for its upscale accommodation and dining.

## CULTURE & ENTERTAINMENT

- There are several local theatre groups and performing arts centres that attract an international and national circuit of theatre, dance, comedy and music. Aravina Winery Estate now boasts the region’s first surf museum.
- **Open Studios** – Annual event showcasing the works of local artists.
- **Readers & Writers Festival** – Meet renowned authors, attend talks and workshops.
- **Lunar Circus** – With performances and classes for young and old under their summer big tents.
- The much-loved **Cinefest OZ Film Festival** - Attracts directors, producers, actors, writers and film lovers to enjoy a full program of film premieres and viewings each August.
- Perth - also offers a wide variety of museums, theatre, art, music and sports, drawing the same tours of big names, shows, concerts and exhibits featured in Sydney, Brisbane and Melbourne.
- The **Crown Casino Complex** in Burswood - also offers a host of entertainment and dining options.



## ATTRACTIONS

- **Natural Caves** – Ngilgi Cave right in Yallingup and Lake Cave, Jewel Cave and Mammoth Cave in Margaret River.
- The **Busselton Jetty - Underwater Observatory** and Jetty Train - longest jetty in the Southern Hemisphere, and 2<sup>nd</sup> longest in the world, running over 1 mile/1.8 kms out into the ocean.
- **Lighthouses** – at Cape Naturaliste and Cape Leeuwin - open for tours and viewing.
- Wine tasting, craft brewery and distillery tours – plus local favourites including chocolatiers and handcrafted nougat, premium olive oil and balsamic vinegar producers, venison farm, artisan cheeses, natural bath and body products, and more.
- The Wardandi Aboriginal Cultural Tour and Kangaroo Safaris - a real Australian experience.
- The Dunsborough **Xscape Water Park & Aquatastic** Ocean Inflatables Park – both popular with children and teens for water slide fun in the sun.
- The Yallingup Maze, Margaret River Amazin’ Maze, Country Life Animal Farm, Reptile Farm, and Eagle/Raptor Centre – a great day out for young and old.

## MUSIC

- Quality live music and festivals offered year-round.
- Annual [Leeuwin Estate Concert Series](#), a highlight in Australia's social and cultural calendar for over 30 years, as a world-class open air music event showcasing some of the industry's greatest performers in its natural amphitheatre -- from Dame Kiri Te Kanawa to Ray Charles, Stevie Wonder, Tom Jones, James Taylor, Carole King, Jackson Browne and Sting.

## SURF & WATER SPORTS

- Surfing - [Yallingup](#) and the [Margaret River Region](#) have become one of the world's top surf destinations, drawing global surfers to its shores, and hosting annual [World Pro Surf](#) competitions. Margaret River Senior High School has won 13 consecutive State Surfing Titles.
- Marine activities - fishing, boating, snorkelling, scuba-diving, whale-watching, windsurfing, surfing, tow-surfing, kitesurfing, kayaking, stand-up paddle boarding, diving for abalone and lobster/crayfish, and swimming are regular pastimes.
- [Annual Jetty Swim](#) - attracts thousands each year to swim around the jetty and one of only 6 natural underwater observatories in the world.

## GOLF

- 3 courses within 20 min drive from the property including the [Dunsborough Lakes 18-hole challenging course](#).

## RUN

- [Ironman and Half Ironman](#) – Internationally acclaimed and held in nearby Busselton each year, with over 10,000 participants and spectators.

## HIKE & CYCLE

- [Cape to Cape Coastal Trail](#) - world-renowned and rated “[One of the Top 10 Walks in the World](#),” runs close to 140kms along the coastline from Cape Naturaliste to Cape Leeuwin in the Leeuwin Naturaliste National Park. Breathtaking coastal vistas, rock formations and sand dunes run the length of this highly photographed area.
- [Munda Biddi Trail](#) – in [National Geographic's list of “Top 10 Cycle Routes in the World.”](#) 1000 km world class, nature-based, off-road cycling experience – the longest track of its kind in the world – runs through natural bushland from Mundaring in the north of WA (just outside of Perth) to Albany in the south with sections to suit all abilities.
- World class local mountain biking tracks – a well-designed network is now completed among the famous [Rails to Trails](#) sections (old railway lines converted to fantastic cycle tracks) within the Margaret River forest lands.
- Paved cycle paths - along the foreshore of Geographe Bay in Dunsborough all the way to Busselton, and from Margaret River to the beaches of Prevelly.

Overall, a host of activities within minutes of your door: surf and marine sports, golf, tennis, hiking, mountain biking, horseback riding, cycling, yoga, gym/recreation centres, sports clubs for soccer, football, basketball, netball, volleyball, cricket, roller derby and more.



## The Owners

*“We moved here, on one of the most beautiful beaches in the world, 9 years ago to escape the hustle and bustle of our lives in the U.S. We came with 2 young children and found this the ideal place to raise them, in lots of nature, but still close to excellent schooling and facilities for them to reach their fullest potential. Prior to moving to Injidup, we travelled for 5 years in search of the ultimate destination. We could have purchased land anywhere, and selected this place and land – buying two blocks – one where we built our residence, and a second that we are now making available for sale.”*

## Testimonials

*“I have lived in Western Australia for 7 years now, having moved from Colorado in 2010, and I have to say this is a very special place – a unique balance between untouched and modernised living. The beaches are crystal clear, turquoise blue like the Caribbean, yet the area also offers top-notch medical care and schools just minutes away. Being part of the Margaret River wine region, we enjoy fresh locally grown produce and gourmet cuisine, cultural events and a sense of community – all in one place we now call home.”*

- James R. – now USA & AU Dual Citizen

*“Having lived in this region for over 30 years, and having travelled extensively, I always love returning home to this magical place.”*

- Vivian B.

*“As a surfer, I appreciate the rare gem of Injidup Point and dunes – creating a uniquely protected beach, world-class waves, views to match and pristine waters for swimming – few have this combined point of difference along the coast.”*

- Lance C.

## Contact

Please contact me for more info or to arrange a site visit.

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