

# 1958 Caves Road, Naturaliste, WA 6281

ACTON

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PROPERTY

## Lifestyle For Sale

Wednesday, 8 November 2023

1958 Caves Road, Naturaliste, WA 6281

Bedrooms: 13

Bathrooms: 16

Parkings: 15

Area: 54 m2

Type: Lifestyle



Jon Hayes

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Shane Garrett

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## For sale by offers closing 4pm Friday 8/12/2023

For sale by offers closing 4pm Friday the 8th of December, 2023 (UNLESS SOLD PRIOR)! 'Amazing', 'stunning', 'fantastic' - these are just some of the ways visitors describe this piece of paradise in the heart of the famous Margaret River wine growing region which includes a multi award-winning luxury retreat and day spa, world class accommodation, magnificent manager's quarters, a vineyard, an olive grove, rolling pastures, natural bushland and a large dam. And it's less than 3kms from the pristine surf beaches for which this part of south-west Western Australia is renowned. The property is 54.32 hectares of land zoned 'rural', positioned perfectly on scenic Caves Road between the iconic towns of Dunsborough to the north and Yallingup to the south and it has a secondary frontage to the west, on leafy Vidlers Road. Properties like this come on the market very rarely which makes this a remarkable opportunity for investors or the astute business person looking for a 'sea-change' home and commercial opportunity. As winner of the Best Luxury Spa Hotel in the 2014 World Luxury Hotel Awards among its host of accolades, the retreat boasts a large luxury day spa with a variety of treatment spaces, 11 rooms with five types of sumptuous guest accommodation, a state-of-the-art commercial kitchen, relaxing restaurant and has been thoughtfully located in established natural bushland in an elevated position with superb outlooks over its surrounds. The manager's residence is built in typical Margaret River style using loads of natural materials and features an enormous open plan living, kitchen and dining area and two spacious bedrooms and bathrooms, connected via a stunning timber walkway past the outdoor deck, all set in exceptional landscaping with brilliant views. The new owner will also enjoy the olive grove and 4.85 hectares of established vineyard located on the most fertile part of the property and which produces quality wine varieties including Merlot and Cabernet Sauvignon.

**Improvements**

Main residence / Restaurant. The sumptuous main dwelling includes the manager's office, reception desk and administration, dining/restaurant, commercial kitchen, guests lounge, a courtyard suite within the ground floor and two loft suites to the first floor. Rooms 5, 6, 7 & 11.

**Accommodation**

Deluxe Suites Rooms 1 to 4 are deluxe suites in two separate buildings just north of the main residence and connected by elegant, elevated timber walk-ways.

**Luxury Villas**

The Luxury Villas are fully detached and located to the south of the main reception area. They are split level, with additional features like open fireplace, mini kitchen, outdoor balcony and elegant outdoor garden shower. Rooms 8, 9 & 10.

**Managers Residence**

A beautiful, fully detached 2 bedroom, 2 bathroom residence with open plan kitchen, dining and lounge area, large timber covered deck all set amongst mature native trees providing a beautiful aspect.

**Day Spa**

A stand-alone building delivering up-market beauty treatments in a peaceful, natural bush environment, it has an opulent foyer, 4 treatment rooms with massage beds, 2 with bathrooms, and 2 with large baths. It also has a manager's office, separate kitchen, waiting room and steam room/bathroom.

**Vineyard**

The property was established in 1997 when 4.85 hectare of the sandy loam that makes up the most fertile part of the property was dedicated to vines. A strong limestone sub-base and a focus on producing quality fruit over larger quantities, helps the vineyard produce top wines varieties including Cabernet Sauvignon, Merlot and Chardonnay. The vineyard is fully irrigated via a quality pump and filtration system which incorporates fertigation facilities. Water Supplies

The large dam is near the Caves Road frontage. Apart from its beautiful aesthetics it is used for reticulation throughout the property. Domestic supplies are from large rainwater tanks.

**Ancillary Improvements**

- Superb courtyard with elegant landscaping
- Large gazebo in an elevated position with a quality aspect over the property.
- Sauna close to the gazebo.
- Shearing shed; older style, equipped with a two stand shearing facility it provides a nostalgic and fun space with a beautiful outlook over grassed areas, mature trees and the dam.
- General purpose fully powered shed.
- Rainwater storage tanks for domestic water supplies
- Large dam for irrigation with quality pump and filtration systems

**Location**

3 hour drive from Perth or 45 minutes flying time 5 minutes drive to Dunsborough 7 minutes drive to Yallingup 43km to Margaret River 17kms to Cape Naturaliste 7.8kms Canal Rocks 10kms Injidup Beach

**DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.