

**23 Grunters Way, Gnarabup, WA 6285**



**House For Sale**

Sunday, 12 November 2023

23 Grunters Way, Gnarabup, WA 6285

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1100 m2**

**Type: House**



Craig Bamford  
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## OFFERS ABOVE \$1,795,000

Whether you are looking for a holiday getaway or a family residence at the beach to call home, this big split level 5 Bedroom 2 Bathroom residence is going to tick a lot of boxes! Situated in a fabulous location tucked away near world famous surfing beaches, the property is ideally located within very easy walking distance to nearby Cafes like The Common Tavern and White Elephant Beachfront Cafe. The Boatramp is just around the corner as is the Dog Beach and Gnarabup Beach for a swim. Kick back and relax in the very private backyard with a huge all weather outdoor entertainment area and if the body is a bit weary after a big day out, loosen up in the super Infra-Red Outdoor Sauna. This generously proportioned beach house easily accommodates families, with multiple areas for kids, couples or mum and dad to escape for some privacy with the main lounge area, separate TV room and parents retreat/sitting room upstairs which boasts ocean views to Mainbreak surf spot. Architecturally designed and built by one of the regions most respected builders, it boasts more than ample storage throughout, gourmet kitchen, Tasmanian Oak flooring, high ceilings and roof lines and a huge garage with gym area and wine cellar. There is short stay approval in place for the property until 2026, and "Beachlife" averages a very attractive annual income for those looking for a beach house down south to use when you can and pick up an income on the side when you cannot make it down. Inspections are by appointment only and after guests have vacated. To arrange a suitable time to inspect contact Craig Bamford. Exclusive Property Consultant to 23 Grunters Way, Gnarabup.