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Welcome

Thank you for your interest in 7 Dobbins Place, Witchcliffe.

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



7 Dobbins Place, Witchcliffe

SECLUDED OASIS



OFFERS

❖ ALL OFFERS PRESENTED 27th AUGUST 2025 ❖

This is a rare opportunity to enjoy a timeless country lifestyle in a prestigious location, You can get away from it all while at your door step are walk trails, bike paths with close proximity to the charming village of Witchcliffe and just a short drive to Redgate Beach.

With its own private driveway leading you to an expansive open space set amid 5588m² of natural surroundings, this land holding is flourishing with an abundance of native flora, fauna and birdlife. The site is parkland cleared and north facing with a backdrop of natural forest.

Build your dream home whilst embracing a semi-rural lifestyle while being within an arm's reach of local amenities.

The South West region is a sought-after location which boasts an array of fantastic lifestyle and entertainment options including art and cultural events, and this property is perfectly positioned at the centre of the Margaret River wine region

Features:

Power available

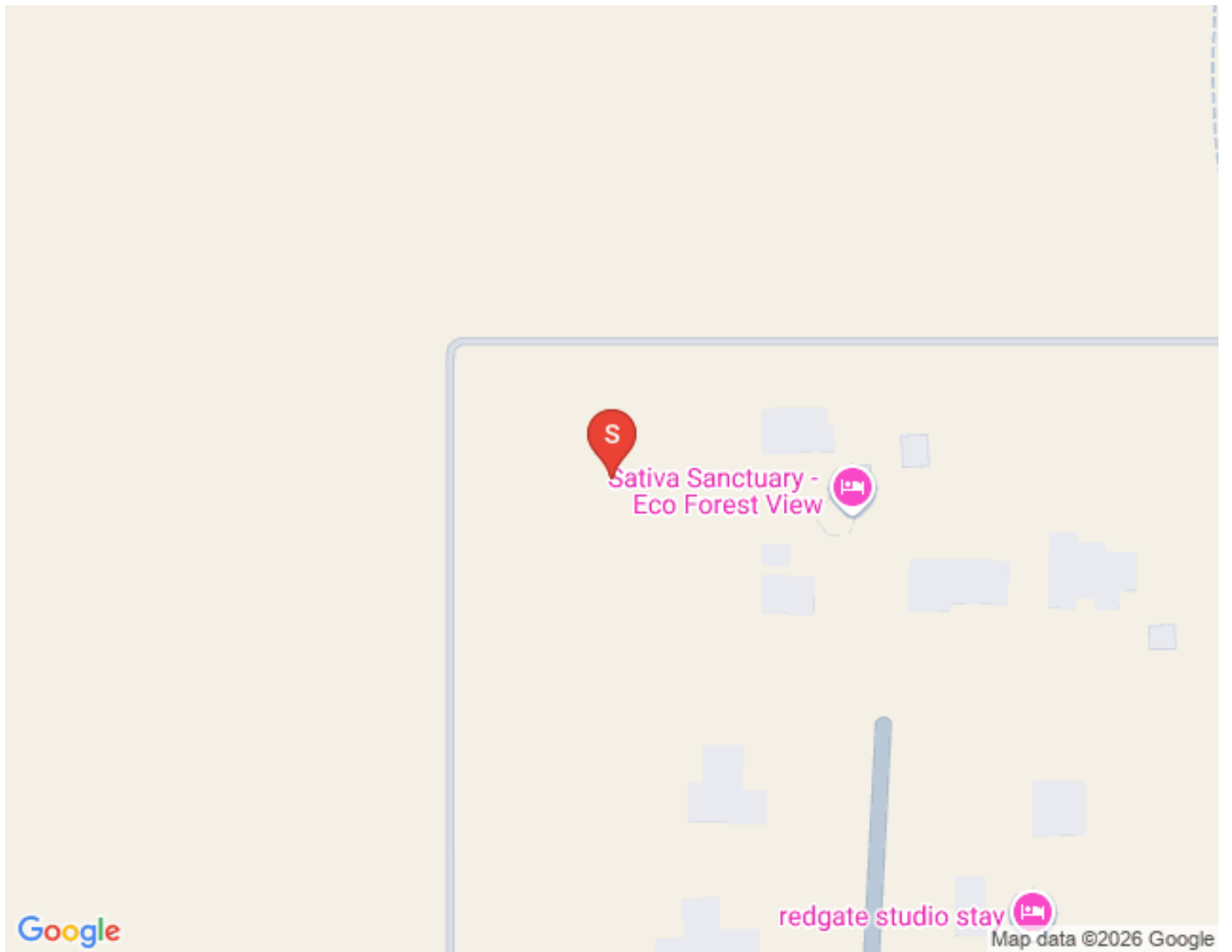
Private tree lined driveway

Building envelope of 1163m²

Approved house plans available

Approved 8x8m shed plan available

Floor Plan



Title Documents

**Certificate of
Title**

**Deposited Plan
404546**

**Document
M911400**

**Document
M433791**

**Document
M433792**

**Document
M433793**

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



Vicki Genge

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www.margaretriverrealestate.com.au

we put you first.

Witchcliffe WA 6286

Suburb Snapshots

Houses



Median House Price

\$1,141,000

12 months from 3-Apr-2025



Median Days on Market (House Sales)

28

12 months from 3-Apr-2025



Number of Houses Sold

14

12 months from 3-Apr-2025



Houses for Sale

8



Interested Buyers (House)

475



Houses for Rent

2

Units



Median House Price

\$1,141,000

12 months from 3-Apr-2025



Median Days on Market (House Sales)

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Number of Houses Sold

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12 months from 3-Apr-2025



Houses for Sale

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Interested Buyers (House)

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Houses for Rent

2

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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