INFORMATION MEMORANDUM

33 Ha DA approved tourism property with river access

AUGUSTA, WESTERN AUSTRALIA
FREEHOLD GOING CONCERN

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33 ha approved site zoned tourism
OVERVIEW

This exceptional block may be of interested to a variety of buyers due to the Zoning, access to this prime portion of the river and approvals already in place.

This land was subdivided from the caravan park some years ago creating a stand alone opportunity for someone to own and develop 33 ha with access to the river.

There is a portion of crown land between the property and the river allowing access while respecting the wildlife. The site known as lot 1101 has received DA approval for up to 45 chalets and 105 bays.

The land is relatively flat and has direct road access via Fisher Road. It is one of a few blocks in the shire with both direct access to the Blackwood river and proximately to the deep water.

Inspection is highly recommended.

Click here to view footage of the land and neighbouring caravan park.
AERIAL IMAGE LOT 1101
Vacant 33ha site

The outlines are indicative and for illustration purposes only.

AERIAL IMAGE LOT 1102
Molloy Caravan Park 9ha
EXECUTIVE SUMMARY

<table>
<thead>
<tr>
<th>PROPERTY ADDRESS</th>
<th>780 Fisher Road, Kudarup, Western Australia 6290</th>
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<tbody>
<tr>
<td>SHIRE</td>
<td>Augusta, Margaret River</td>
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<tr>
<td>TENURE</td>
<td>Freehold Title</td>
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<tr>
<td>LAND SIZE AND DIMENSION</td>
<td>Lot 1101 is an adjoining site approved for future expansion comprising of 33.9203 hectares</td>
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<td>LAND IMPROVEMENTS &amp; APPROVALS</td>
<td>Lot 1101 has had development approval for 105 caravan park bays, plus 45 chalets.</td>
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<td>SALE TYPE</td>
<td>Freehold DA approved site.</td>
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<td>SALE PRICE</td>
<td>DA approved land $1m</td>
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THE LOCATION

Situated on the Pristine South West Coast of Western Australia

The Land is adjoining the Molloy Caravan park and is about 8kms upstream from Augusta opposite well known Molloy Island and in the heart of a most tranquil waterway system highly popular for fishing, boating and water skiing.

Augusta, located where the Blackwood River meets the Southern Ocean, has become a popular tourist destination known for its stunning beaches and coastline, tranquil waterways, native Jarrah and Karri forests and limestone caves.

It is a tourist haven offering excellent fishing, kitesurfing, water skiing and a multitude of water based activities. Whale watching is readily accessible in the sheltered waters of Flinders Bay, world class wineries are in close proximity and good facilities exist for many sporting and leisure activities including golf, tennis, bowls, bush walking and trail biking.

A small appealing coastal town with all the local comforts one would expect.

Augusta is part of the famous Margaret River wine region, with the Margaret River township, hub of the Western Australian wine industry, just 45 kilometres to the North.
IMAGE GALLERY
SALES PROCESS

SALE TYPE
Freehold.

SITE INSPECTIONS
Contact John Stott.

CONFIDENTIALITY
All parties are required to complete confidentiality agreements and/or privacy statements provided by the agent.

FURTHER INFORMATION
Further information is available on request to qualified parties.

CONTACT DETAILS
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