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## Welcome

**Thank you for your interest in 5 Thomasia Court, Augusta.**

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**

*Megan Booth*

*m. 0427 480 745*

## About the property



### 5 Thomasia Court, Augusta

THE PERFECT BEACH HOUSE

**OFFERS -  
CONTACT  
AGENT**

4  3  5 

2 Living Areas

Reverse Cycle Air Condition  
ing

Solar Panels

Water Tank

Balcony

Deck

Floor boards

Outdoor Entertaining

Built In Robes

Dishwasher

Get ready for Summer....positioned just 100 meters from the pristine white sands of Jay's Beach and within walking distance of the Colourpatch Caf☞, this perfect beach house in Augusta captures the essence of coastal living. Designed to maximize its breathtaking ocean views while offering flexible living arrangements, this property is ideal for those seeking a modern beachside home with the added advantage of a Bed & Breakfast licence. The location combines tranquility with convenience, offering easy access to Augusta's town facilities and outdoor attractions.

As you step into the upper level, you're greeted by an expansive open plan living, dining, and kitchen area filled with natural light. This space seamlessly connects to a front deck, where the stunning ocean views steal the show. Designed to be wind-protected, the deck serves as the perfect vantage point to enjoy the coastal scenery throughout the year. At the centre of the home is a large alfresco deck, semi-enclosed to allow for all year-round entertaining. This area is equipped with a built-in barbecue zone, making it a hub for gatherings with family and friends.

The kitchen is a masterpiece of modern design, featuring high-quality appliances, stunning Jarrah timber benchtops and Caesar stone with ample soft closing drawers, dishwasher, 900mm stainless steel oven at hip height, large walk-in scullery, and a layout that blends style with functionality. Whether you're preparing a casual meal or entertaining guests, the kitchen's thoughtful design ensures every need is met.

The upper level also houses the luxurious master suite with views out of every window and an elegant ensuite bathroom. This private retreat offers a peaceful haven to unwind. Two additional queen-sized bedrooms on this level are generously proportioned including built-in robes, light fittings, window treatments, and carpets. They share a stylish main bathroom that features a bath, separate shower, and a sleek vanity. A separate toilet enhances the functionality of this space for family and guests.

On the ground floor, the home continues to impress with a fully self-contained guest suite, perfectly suited for Airbnb or visiting family and friends. This suite includes its own bathroom, ensuring guests enjoy complete privacy. Adjacent to the studio is another area that can be finished off to be used as either a fifth bedroom or it could also function as a home office or bunkroom depending on your needs. A spacious workshop and storage area provide ample room for tools, outdoor equipment, or creative projects, while the ground floor alfresco decking creates an additional outdoor space to relax in the shade.

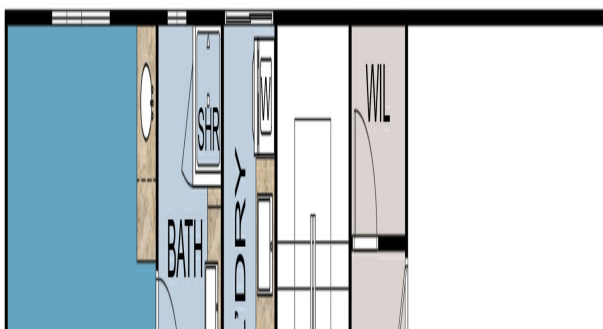
Practical features abound, including ample undercover parking to accommodate multiple vehicles and with 18 solar panels this will help with those electricity bills. The property's minimal landscaping has been thoughtfully designed for low maintenance, allowing you to spend more time enjoying the surrounding beaches and activities. The elevated site ensures uninterrupted views while offering a serene, private setting.

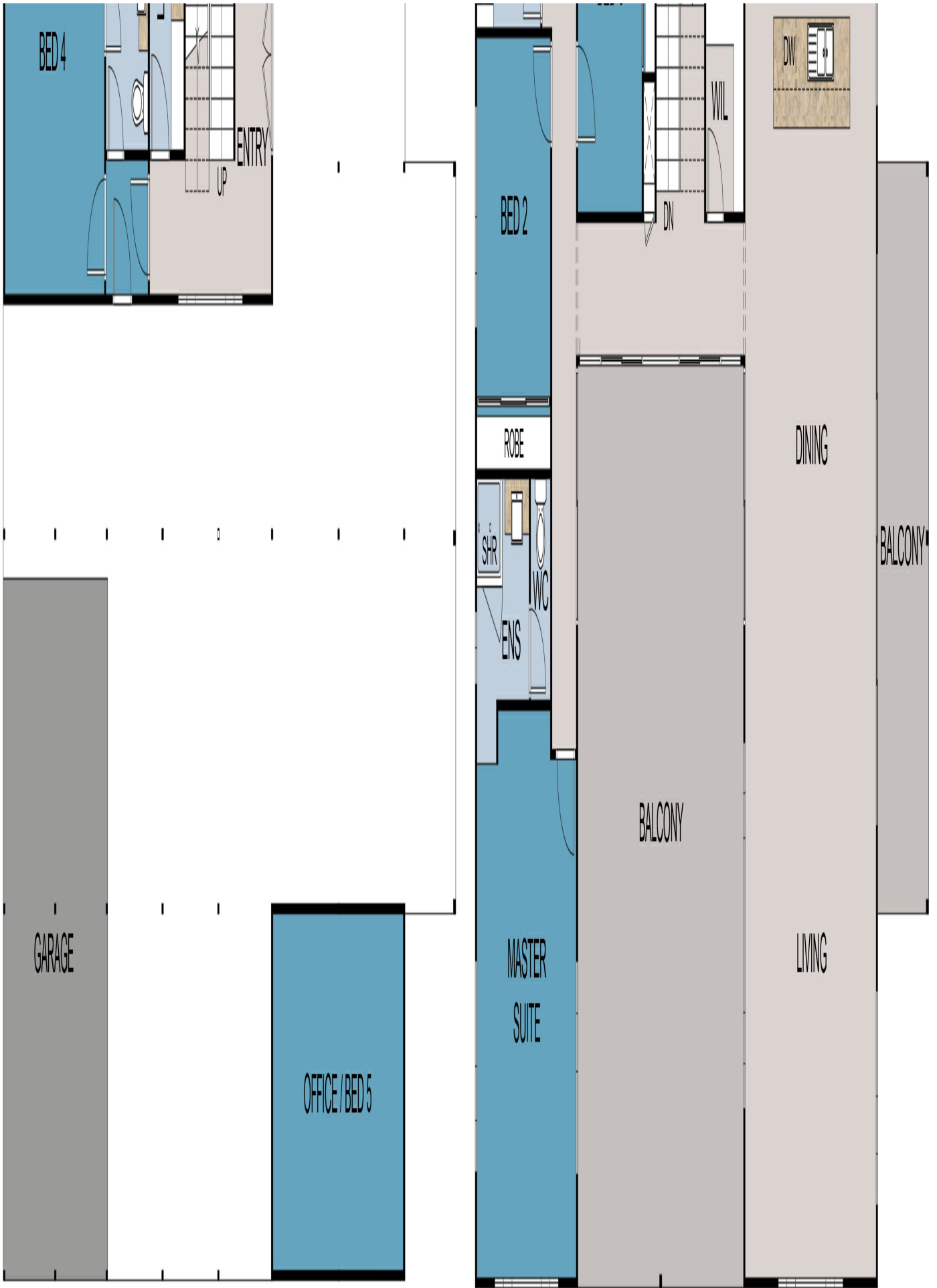
This home is more than just a residence; it's a gateway to a lifestyle of relaxation and recreation. Whether it's swimming, fishing, wind surfing, kitesurfing, or simply strolling along Augusta's beautiful coastline, the property's prime location ensures every day feels like a holiday. The ability to generate additional income through Airbnb only enhances its appeal.

With all the hard work already done, this home is move-in ready. The combination of its modern design, unbeatable location, and investment potential makes this a rare find in Augusta's sought-after market. Don't miss the opportunity to make this exceptional property your own.

Inspections by Appointment Only.

# Floor Plan





# GROUND FLOOR PLAN

# FIRST FLOOR PLAN

*This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.*

*BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.*

*All enquiries must be directed to the agent, vendor or party representing this floor plan.*

## 5 Thomasia Court Augusta WA 6290



### Title Documents

[Certificate of Title](#)

[Deposited Plan Title List](#)

[Deposited Plan 34993](#)

[Document 1496483](#)



## 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



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**we put you first.**

## Augusta WA 6290

*Suburb Snapshots*

### Houses



Median House Price  
**\$930,000**

12 months from 21-Dec-2023



Median Days on Market (House Sales)  
**46**

12 months from 21-Dec-2023



Number of Houses Sold  
**37**

12 months from 21-Dec-2023



Houses for Sale  
**13**



Interested Buyers (House)  
**513**



Houses for Rent  
**3**

## Units



Median House Price

**\$930,000**

12 months from 21-Dec-2023



Median Days on Market (House Sales)

**46**

12 months from 21-Dec-2023



Number of Houses Sold

**37**

12 months from 21-Dec-2023



Houses for Sale

**13**



Interested Buyers (House)

**513**



Houses for Rent

**3**

# 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](#)