



Vinterra Resort

Information

A new premium resort blending luxury accommodation, wellness, art, and coastal beauty.

3.6 hectares,
1271 Caves Road,
Margaret River Region,
Western Australia



Western Australia's new icon of *coastal luxury & wellness.*

This premium resort is designed to deliver a refined, immersive experience that celebrates the unique coastal and rural character of Western Australia's southwest.

Surrounded by breathtaking natural beauty and a rich tapestry of regional attractions, the development offers unparalleled lifestyle appeal and ease of access for both domestic and international high-net-worth travellers.

Perfectly positioned just minutes from pristine beaches, acclaimed wineries, and the vibrant charm of local town life, the site is seamlessly connected via a major highway and the expanding Busselton-Margaret River Airport.



Overview

Luxury Accommodation & Signature Amenities

The resort comprises 138 room luxury hotel suites and 10 exclusive private villas nestled along the tranquil Tobys Inlet, offering a curated blend of privacy and indulgence.

Anchored by an established winery and restaurant, the development is enriched with more wine and food offerings including a Japanese restaurant, and a bespoke wine room experience. Two resort style pools with swim up bars, a wellness centre, and state of the art conference facilities will create a luxury, stand alone, self-contained destination of diverse accommodation offering.

Together, these features establish the resort as a year round destination for both leisure seekers and corporate travellers alike.





Location

World Class 18-hole
Golf Course

Dunsborough

Caves Road

Existing Winery
Building and Restaurant

Toby's Inlet

Geographe Bay

 Vinterra Resort Location

A Prime Location Waiting to be Awakened

Before the resort transformation, this remarkable setting is brimming with untapped potential.

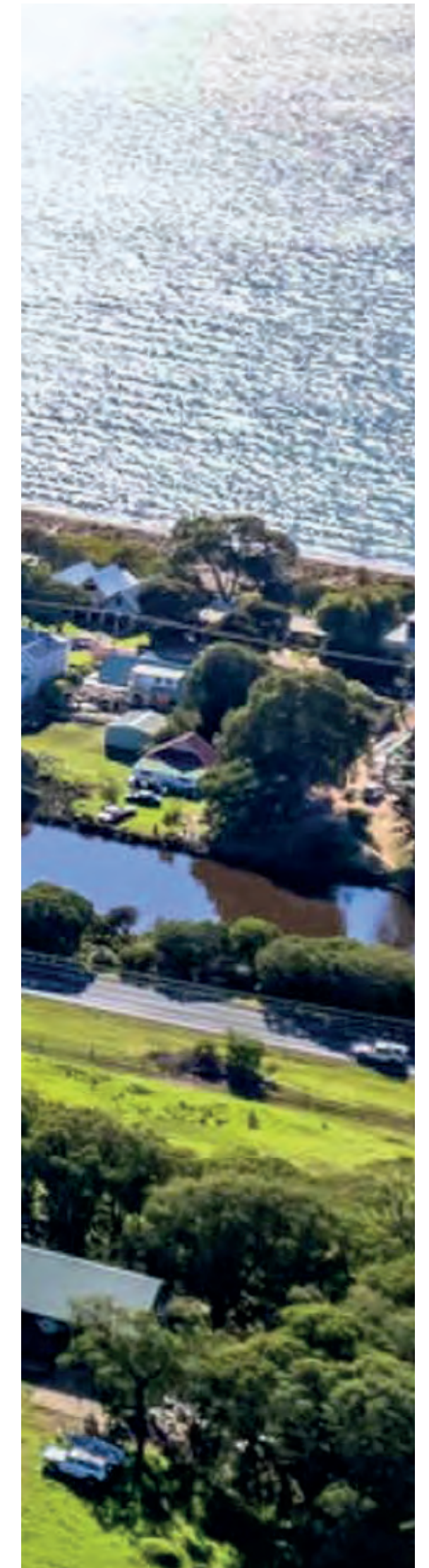
**Why let it sit quietly when
it's ready to captivate?**



Toby's Inlet

Vinterra Resort Site

Existing Cellar Door

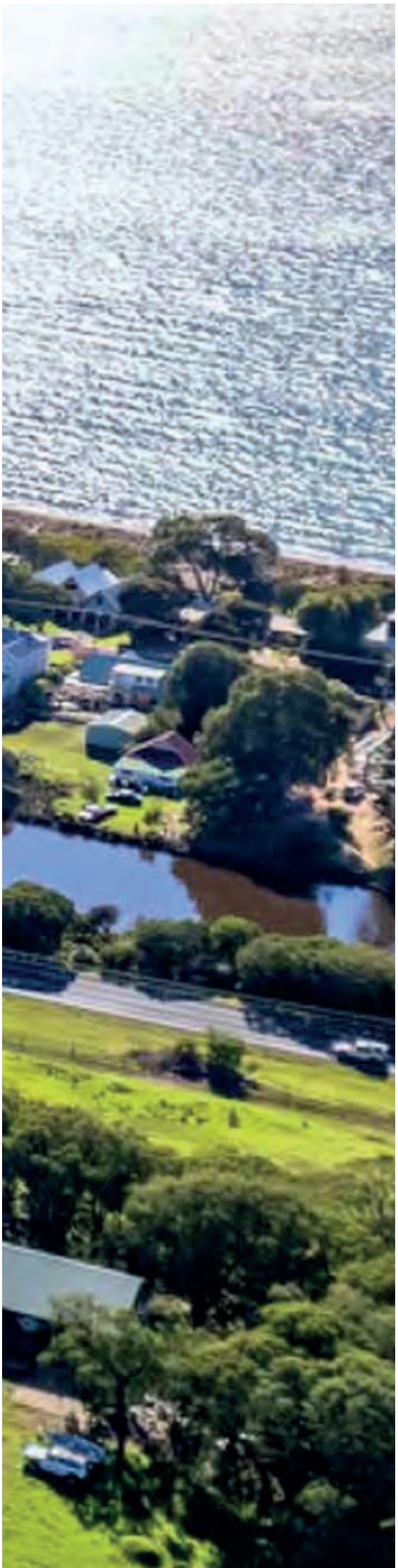
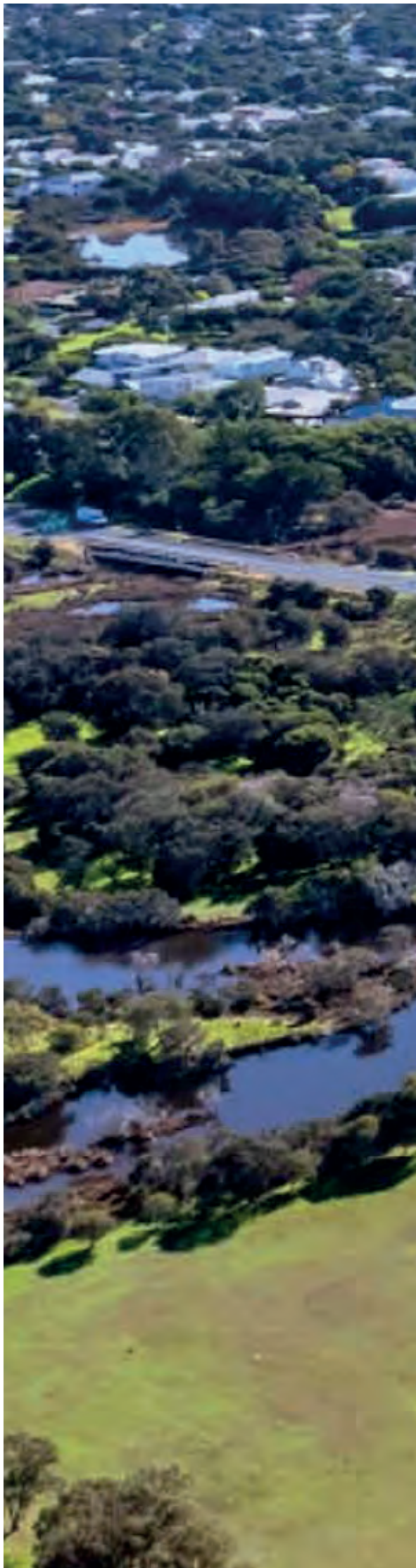




The Big Picture

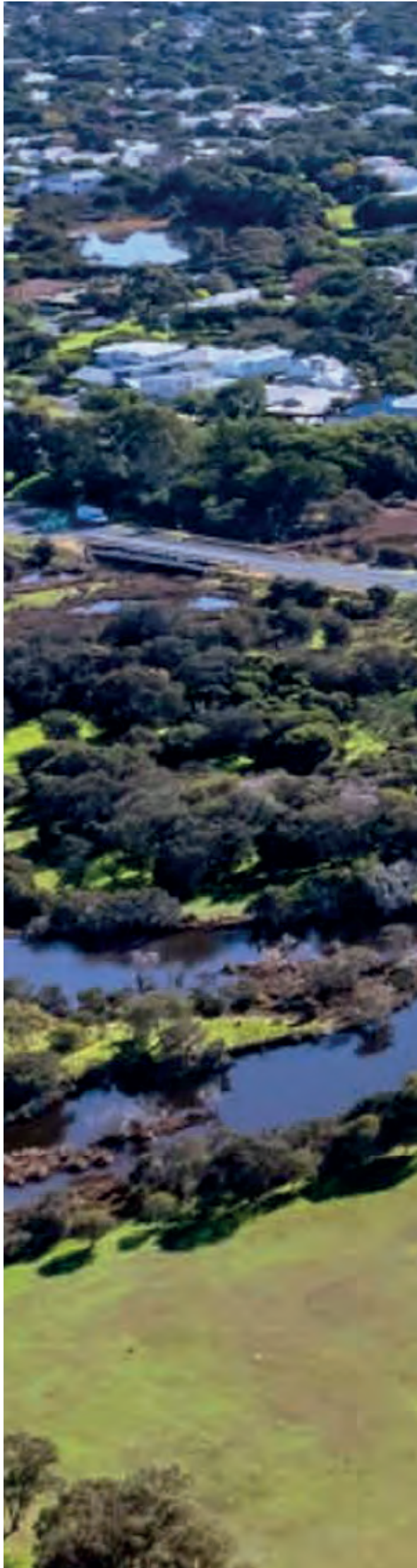


Vinterra Proposed Site Plan





Landscape



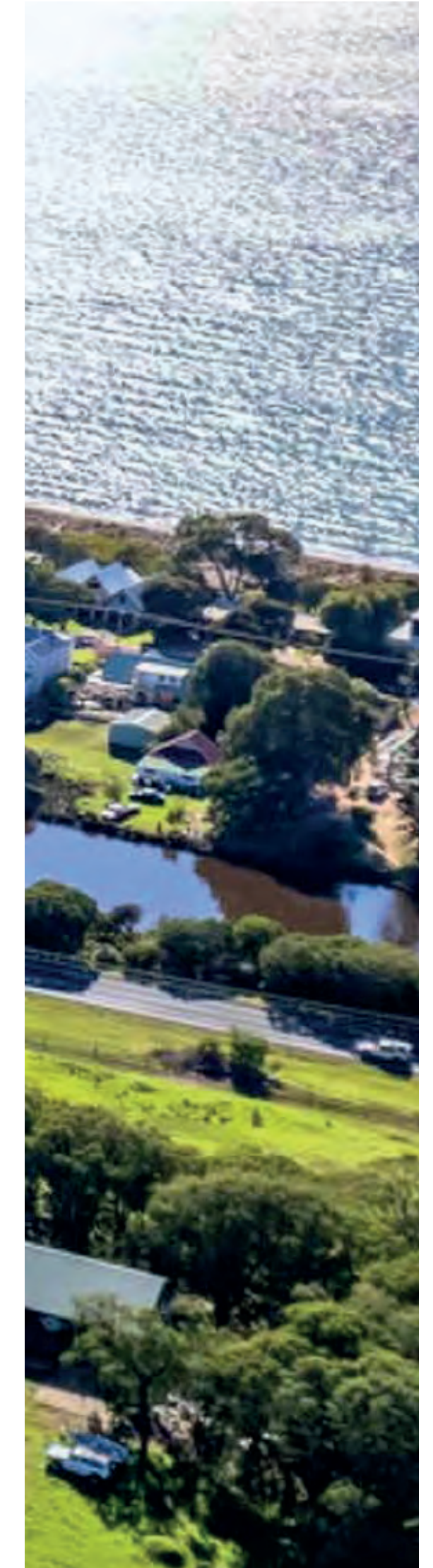
LEGEND

- 01 EXISTING SITE ENTRY
 - 02 VISITOR PARKING
 - 03 HOTEL GUEST PARKING
 - 04 EXISTING RESTURANT
 - 05 KITCHEN EXTENSION
 - 06 SERVICE BAR
 - 07 CONFERENCE AND WELLNESS CENTRE
 - 08 HOTEL SUITES
 - 09 LUXURY HOTEL ROOMS
 - 10 HOTEL RECEPTION
 - 11 EXISTING CELLAR DOOR
 - 12 EXISTING WINERY
 - 13 EXISTING VINEYARD
 - 14 FAMILY BEACH LAGOON
 - 15 ADULT INFINITY POOL
 - 16 EXISTING LAGOON
 - 17 NEW PLAYGROUND
 - 18 COVERED WALKWAY
 - 19 EMERGENCY ACCESS WAY
 - 20 OPEN TURF PARKLAND
 - 21 BIO-RETENTION SWALE
 - 22 TOBY'S INLET WETLAND INTERFACE
- EXISTING SURVEYED TREE TO REMAIN
 - 30m WETLAND BUFFER / BUILDING SETBACK
 - BUSHFIRE SETBACK LINES REFER BMP
 - HIGH END POOL STYLE AND GLASS FENCING
 - DAM BARRIER FENCING
 - WETLAND / BIORETENTION ACCESS BARRIER FENCE



LEGEND

- EXTENT PROJECT SITE
- RED ASPHALT ROADS
- EXISTING BRICK PAVING TO REMAIN
- FEATURE URBANSTONE PAVING - ROTTNEST
- EXPOSED AGG. CONCRETE PATHWAY - CAPE NATURALISTE
- EXPOSED AGG. CONCRETE PATHWAY - PEBBLE BEACH
- EXPOSED AGG. CONCRETE PATHWAY - GRACETOWN
- 3.0m GRAVEL EMERGENCY ACCESS TRACK / PATHWAY
- TIMBER DECKING
- EXPOSED AGG CONCRETE STEPS
- CONCRETE STEPPING STONES / PAVERS
- BLUESTONE STEPPING STONES / PAVERS
- GRANITE STONE SEAT / RETAINING WALL
- SAND SOFTFALL AND PLAYGROUND
- TIMBER ARBOR / COVERED WALKWAY
- SWIMMING POOL / WATER BODY
- POOL BEACH ENTRY
- APZ PLANTING ADJACENT SUITES
- LANDSCAPE PLANTING
- DRAINAGE SWALES AND BIO-RETENTION GARDENS
- ROLL-ON TURF WITH 3.0m TURF CELL REINFORCED EDGE
- GRANITE BOULDERS OBTAINED FROM SITE







Design

The architectural design, thoughtfully integrates natural stone, timber, glass, and soft coastal tones to create a refined yet organic aesthetic.

As guests move through the resort, the architecture gradually reveals itself, offering a layered and immersive experience. Every element has been carefully considered to enhance privacy, optimise views, and foster a deep connection with the natural surroundings.





The luxury resort has a strong focus on sustainability, incorporating cutting-edge green technologies and practices.





The luxury resort has a strong focus on sustainability, incorporating cutting-edge green technologies and practices. It utilizes recycled and locally sourced materials, including timber and stone, and integrates advanced carbon capture methods such as carbon-storing pavements and mycelium-based fertilizers.

A comprehensive waste management plan targets at least a 25% reduction in industry waste, enhanced by off-site composting. The resort features geothermal pool heating, solar energy collection, and rainwater harvesting. Sustainable transport options include EV charging stations, and hotel-run bus services. These measures, embedded in both design and operations, aim to meet high sustainability benchmarks.



Wellness

The Margaret River region appeals to health-conscious travellers seeking wellness experiences. Guests at the resort can enjoy yoga, meditation, breathwork, and mindfulness practices, alongside advanced therapies like Hyperbaric Oxygen, Infrared Sauna, Cold Immersion, and Light Therapy.

Nature-based activities, sound healing, and nutrition workshops complement personalised wellness programs, creating a deeply restorative experience. More than a resort, this is also a wellness sanctuary – where design, science, and lifestyle come together to nurture mind, body, and spirit in refined, natural luxury.



Vinterra Resort, Impressions

Exceptional market growth triggers demand

The Busselton Margaret River region is undergoing strong tourism growth, with airport passenger numbers projected to rise from the mid-hundreds of thousands to between 550,000 and 730,000 annually by 2033. Cruise tourism is also emerging, aligning with broader travel trends. This growing demand supports the need for premium accommodation and wellness-focused experiences.

A new luxury resort will contribute significantly to the region's economy through increased visitor spending, local employment, and long-term growth. In 2023–24, visitors spent AUD 838 million in Busselton, while the South West region generated over AUD 1.1 billion and supported 5,100+ direct jobs. Construction phases also inject tens of millions into the local economy, strengthening supply chains and infrastructure. The development will further position the region as a premier tourism destination.





Features

 Vinterra, Impression details



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Wine & Food Offerings

 Wine bar, artistic impressions

Nestled in the heart of Margaret River's premium wine region, the resort's hospitality offering celebrates the rich culinary and viticultural heritage of the area. A bespoke wine bar takes centre stage in the elegant Champagne House, offering guided seated tastings and curated wine-pairing experiences that showcase the region's finest drops.

Guests can indulge in intimate chef's table dinners in The Saltroom, where seasonal menus are crafted around local produce and wine. For a deeper connection to the land, hands-on cooking classes, foraging adventures, and immersive culinary workshops invite guests to discover the flavours and stories behind Margaret River's world-renowned food and wine culture.





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3D Visualisation

Western Villas
Visualisation

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