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# Margaret River

## Welcome

### Thank you for your interest in 12/17 Station Road, Margaret River.

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

Barry Granville m. 0407 572 937



## About the property



12/17 Station Road, Margaret River

BRIGHT & BREEZY 1-BEDROOM UNIT IN MARGARET RIVER

OFFERS

2 Living Areas

Reverse Cycle Air Condition ing

Study

Water Tank

Courtyard

**Fully Fenced** 

**Built In Robes** 

Dishwasher

Perfectly located just a short walk from town and a quick drive to the coast, this beautifully redecorated 1-bedroom, 1-bathroom unit offers a fresh and inviting atmosphere. The brand-new, modern bathroom is located on the upper level, along with the spacious bedroom and a versatile second living area, perfect for relaxation or an additional living space. Downstairs, the main living area features air-conditioning, an open-plan kitchen and easy access to the north facing courtyard, providing a perfect setting for outdoor living and entertaining.

At the rear of the property is a storeroom which has been upgraded to create an office, gym or utility room prefect for many uses making it a real hidden gem. With Shire approval, there is the potential for AirBnb, making this property an excellent investment opportunity. Whether you're a first-time homebuyer or an investor, this unit offers great value in a sought-after location. This unit is perfect for those looking for a low-maintenance home with the added bonus of being within walking distance to the vibrant town of Margaret River and just a short drive to the beautiful coastline. It truly offers the best of both convenience and lifestyle.

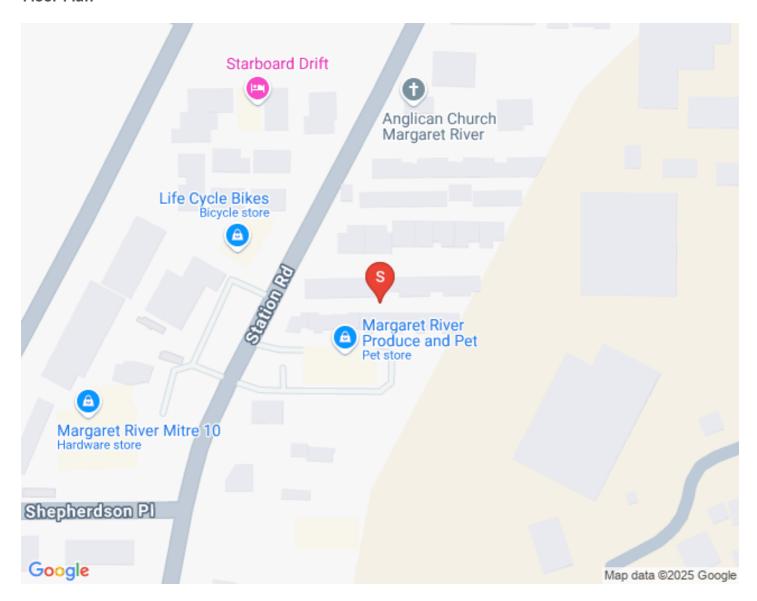
#### Features:

Close to schools, cafes, and shops

Town water



### **Floor Plan**



#### **Title Documents**

Certificate of Title

Strata Plan 60829

Strata Plan 60829 - Title List

Document Strata Management Statement



## Locally owned, with national reach

## **Margaret River Real Estate First National**

**Our company** Your agent

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.



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we put you first.

Our aim is to get you better results, faster.

## **Margaret River WA 6285**

Suburb Snapshots

#### Houses



Median House Price \$860,000

12 months from 3-Apr-2024



Median Days on Market (House Sales)

12 months from 3-Apr-2024



Number of Houses Sold 143

12 months from 3-Apr-2024





2701



12 months from 3-Apr-2024



Houses for Rent

12



Median House Price **\$860,000** 

12 months from 3-Apr-2024



Houses for Sale **42** 



Houses for Rent

12



Median Days on Market (House Sales)

49

12 months from 3-Apr-2024



Interested Buyers (House) **2701** 



Number of Houses Sold

143

12 months from 3-Apr-2024



Median Rental Price (Houses)

\$700

12 months from 3-Apr-2024



## **About the Margaret River Region**

#### About the 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.

