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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 FROM

2 Living Areas

Reverse Cycle Air Conditioning

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 re-decorated 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 perfect 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

Brand new modern bathroom
Air-conditioning

Seize the opportunity to live in or invest in one of Margaret River's most sought-after areas.
Contact us now to schedule a viewing!

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

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.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price
\$860,000

12 months from 3-Apr-2024



Median Days on Market (House Sales)
49

12 months from 3-Apr-2024



Number of Houses Sold
143

12 months from 3-Apr-2024



Houses for Sale

42



Interested Buyers (House)

2701



Median Rental Price (Houses)

\$700

12 months from 3-Apr-2024



Houses for Rent

12

Units



Median House Price

\$860,000

12 months from 3-Apr-2024



Median Days on Market (House Sales)

49

12 months from 3-Apr-2024



Number of Houses Sold

143

12 months from 3-Apr-2024



Houses for Sale

42



Interested Buyers (House)

2701



Median Rental Price (Houses)

\$700

12 months from 3-Apr-2024



Houses for Rent

12

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.

Cowaramup

Gnarabup

Gracetown

**Hamelin
Bay**

Karridale

**Margaret
River**

Prevelly

**Rosa
Brook**

Witchcliffe