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Welcome

Thank you for your interest in 9 Illawarra Avenue, 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

Craig Bamford
m. 0417 922 223

About the property



9 Illawarra Avenue, Margaret River

TUCKED AWAY BETWEEN MARGS AND PREVELLY

FROM

\$1,105,000

Split System Air Conditioni
ng

Deck

Floor boards

Outdoor Entertaining

Shed

Dishwasher

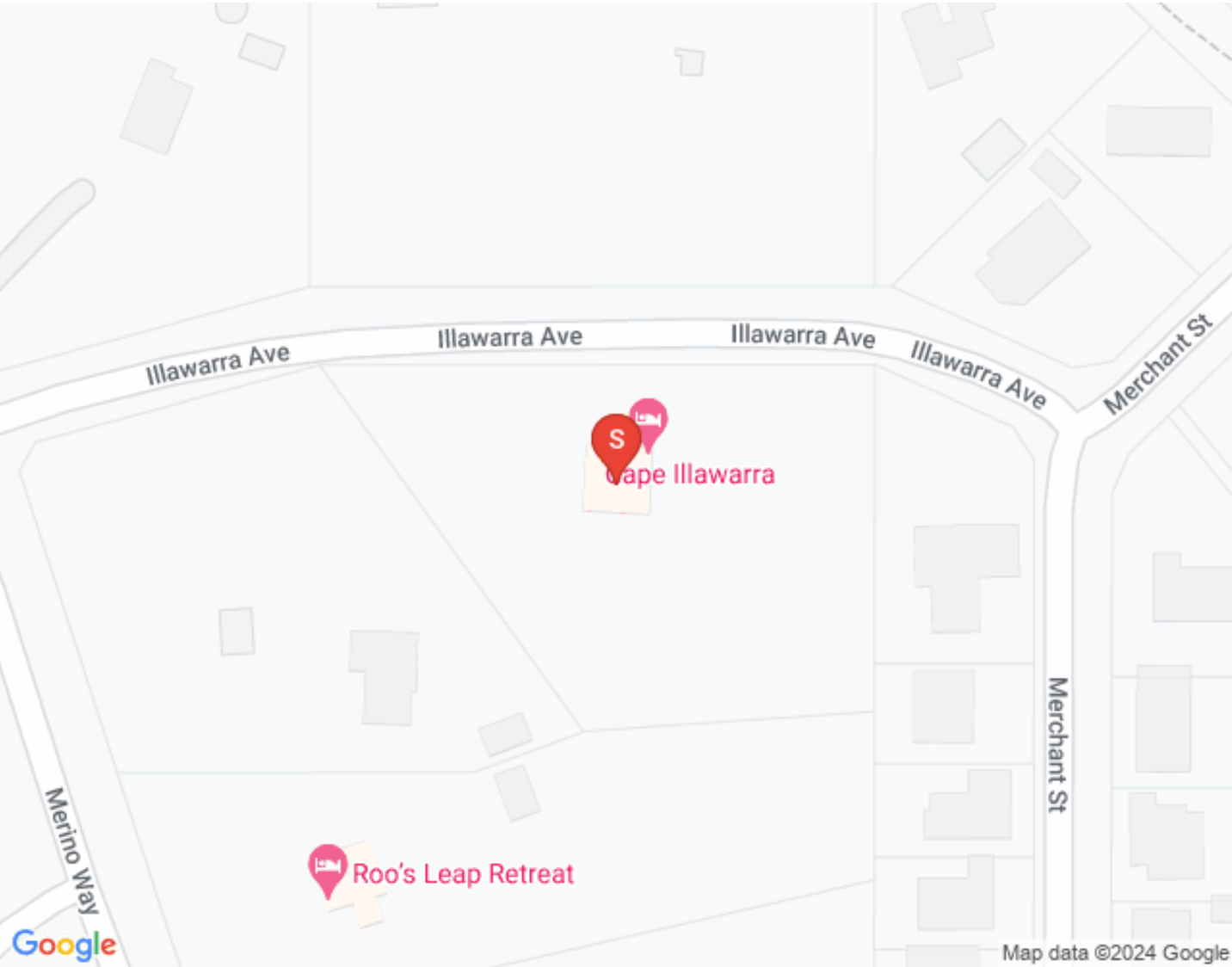
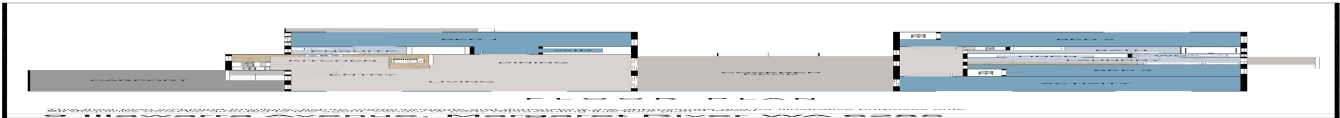
Look no further...here is a fabulous package ideally positioned between Margaret Rivers main street / cafe strip and the world class beaches around Prevelly. Set on a whopping big parkland cleared 1 Hectare (9999m2) Lot, you could be mistaken you are out in the countryside. But conveniently located to everything.....schools, sports ground, the Margaret River, Rails To Trails, yet perfectly positioned to escape the madding crowd to this lovely north facing sunny private and peaceful location. Locals walk their dogs and take their horses for a ride, or take leisurely evening walks here and enjoy the forest setting that this Illawarra area is known for.

The main residence boasts polished boards, heaps of natural light, huge deck areas off both wings, ideal for just kicking back and taking it all in. The residence is both ideal as a permanent residence or continue to manage to the short stay market and use it yourself when you can. Sellers may even sell furnished!

There is big workshop as well with plenty of room to entertain and to store all the toys and garden tools, with room to spare.....maybe a great teenage bunk house! Options abound with this fantastic property in such a nice area.

As inspections need to be in between bookings, please make a time to inspect with Craig Bamford on Mob: 0417 922 223 or Email: craig@margaretriverrealestate.com.au

Floor Plan



Title Documents

Certificate of
Title

Deposited
Plan

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.

Your agent



Craig Bamford

m. 0417 922 223

craig@margaretriverrealestate.com.au
www.margaretriverrealestate.com.au

we put you first.

Our aim is to get you better results, faster.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price
\$750,250

12 months from 20-May-2023



Median Days on Market (House Sales)
57

12 months from 20-May-2023



Number of Houses Sold
127

12 months from 20-May-2023



Houses for Sale
61



Interested Buyers (House)
2601



Houses for Rent
20

Units



Median House Price

\$750,250

12 months from 20-May-2023



Median Days on Market (House Sales)

57

12 months from 20-May-2023



Number of Houses Sold

127

12 months from 20-May-2023



Houses for Sale

61



Interested Buyers (House)

2601



Houses for Rent

20

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