

Table of Contents

- | Welcome
- | About the property
- | Locally owned, with national reach
- | About the Margaret River Region

Welcome

Thank you for your interest in 4/6 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

Vicki Genge

m. 0409 587 443

About the property



4/6 Station Road, Margaret River

TOP OF TOWN

3  1  2 

FROM
\$625,000

Split System Air Conditioni
ng

Courtyard

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Lifestyle location! This three-bedroom one-bathroom free standing villa is a little gem.

Nestled in the vibrant heart of Margaret River, Unit 4 at 6 Station Road offers a perfect blend of comfort, convenience, and lifestyle. This well-maintained villa is located within walking distance to schools, shops, cafes, and recreation areas, providing you with everything you need right at your doorstep.

Featuring three spacious queen-sized bedrooms, each with built in robes, semi ensuite bathroom accessed from the main, this home is designed for easy living. The open plan kitchen, dining, and family area flows seamlessly into a private, low maintenance courtyard, ideal for relaxing or entertaining. The kitchen with butlers pantry offers a beautiful view of the garden, creating a peaceful and enjoyable atmosphere as you cook and unwind.

Enjoy the option for short stay holiday rentals in this desirable location, offering an excellent opportunity for both personal use and investment.

Key Features:

 Year Built: 1995

- ◆ Total Build Area: 100 sqm
- ◆ Land Area: 203 sqm
- ◆ 2 leafy courtyards
- ◆ Undercover parking with single carport
- ◆ 2 WC's
- ◆ Fully fenced for privacy
- ◆ Jarrah trims for a touch of character
- ◆ TV antenna for easy connectivity

Located close to schools, the recreation centre, and just a short walk from the heart of Margaret River, this villa offers the perfect balance of a peaceful retreat with the convenience of urban living.

Don't miss your chance to secure this gem in one of Western Australia's most sought-after locations. Contact us today for more information or to arrange a viewing.

Floor Plan



Title Documents

Certificate of Title

Strata Plan 28705 Title List

Strata Plan 28705

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



Vicki Genge

m. 0409 587 443

e.

vicki@margaretriverrealestate.com.au

www.margaretriverrealestate.com.au

we put you first.

Our aim is to get you better results, faster.

WA

Suburb Snapshots

Houses



Median House Price
12 months from 6-Aug-2024



Median Days on Market (House Sales)
12 months from 6-Aug-2024



Number of Houses Sold
12 months from 6-Aug-2024



Houses for Sale



Interested Buyers (House)



Houses for Rent



Median House Price
12 months from 6-Aug-2024



Median Days on Market (House Sales)
12 months from 6-Aug-2024



Number of Houses Sold
12 months from 6-Aug-2024



Houses for Sale



Interested Buyers (House)



Houses for Rent

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