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Welcome

Thank you for your interest in 3/41 Town View Terrace, 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



3/41 Town View Terrace, Margaret River

**TWO UNITS, ONE INVESTMENT - THE
ULTIMATE PROPERTY FIND**

**OFFERS
FROM**

2 Living Areas

Split System Air Conditioni
ng

Balcony

Deck

Outdoor Entertaining

Built In Robes

Enjoy the convenience of walking to Margaret River Town and all its amenities. This property features two independent apartments within a single building. Each unit offers separate entry points and is ideal for family, holidays or investors. The property provides flexible living options: live in one apartment and rent out the other or explore short-term rental opportunities (subject to shire approval). This versatile property is perfect for those looking for a great investment or a comfortable home with additional rental potential.

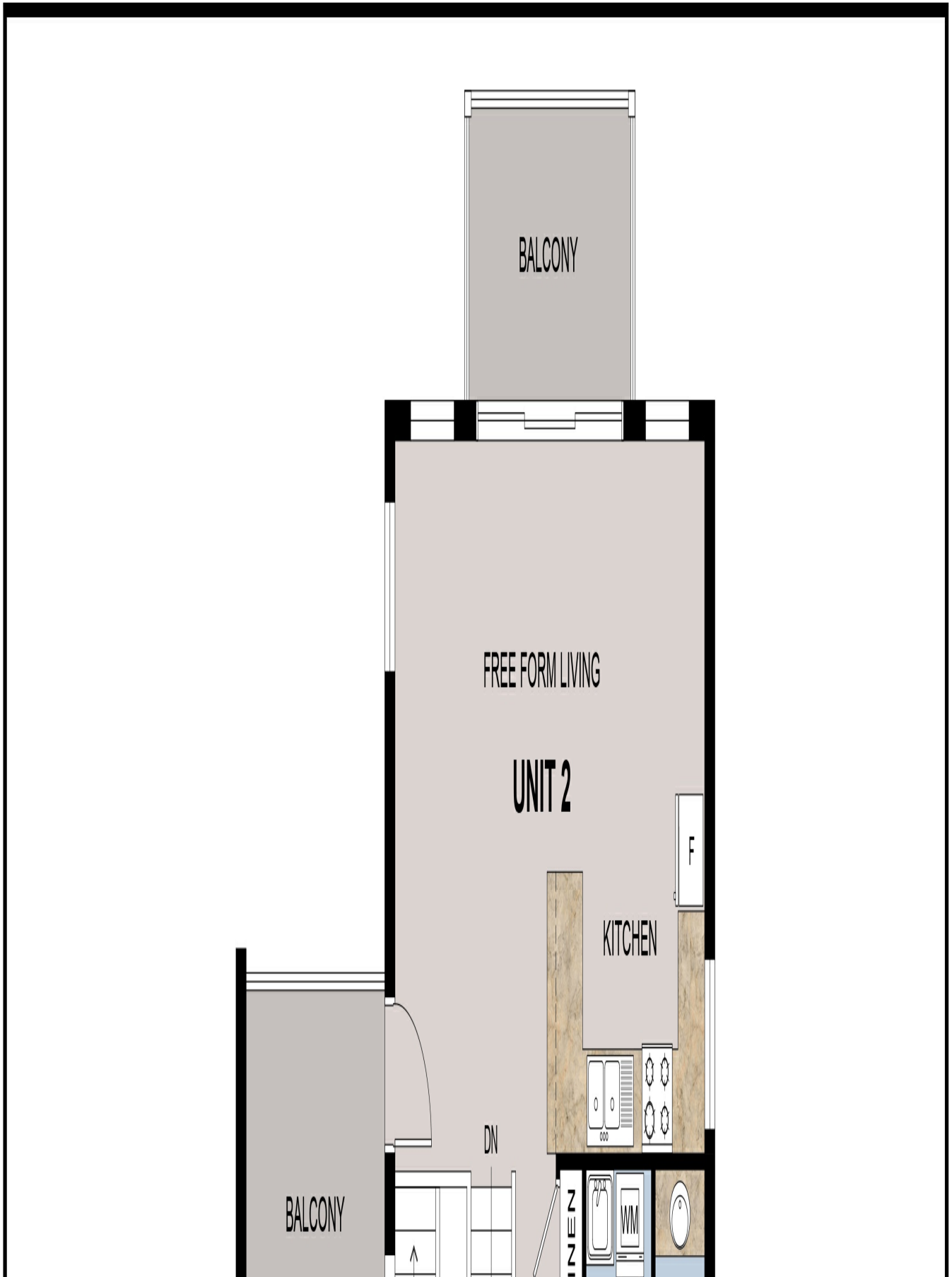
The recently painted upstairs apartment boasts an open-plan living area that is filled with natural light. It includes two large bedrooms, each with built-in robes, and one bathroom with a separate toilet. Additionally, there is an undercover carport for convenience. The open-plan layout integrates the living, dining, and kitchen areas, which offer a sunny outlook and access to two balconies where you can enjoy the views.

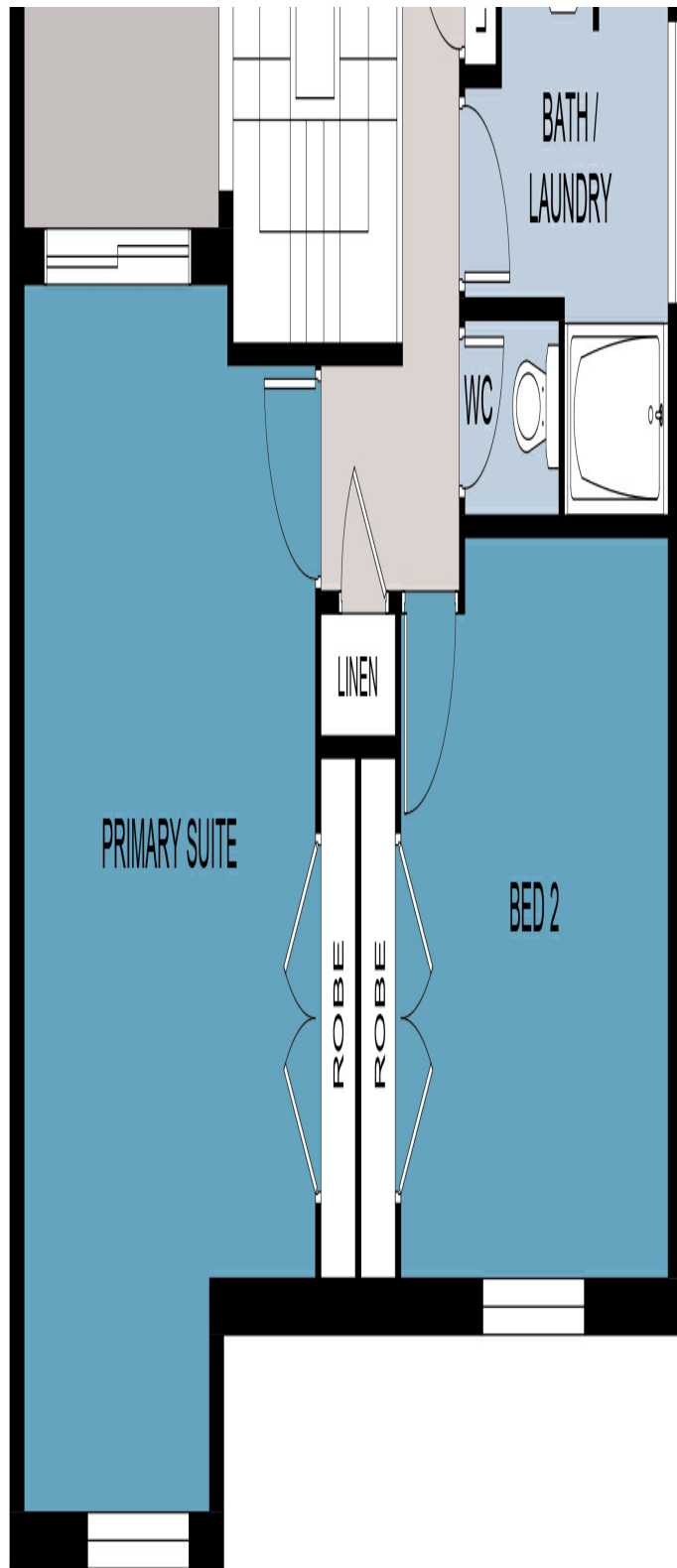
The ground floor apartment features two bedrooms and one bathroom, with an open plan living, dining, and kitchen area that enjoys a sunny outlook. It also boasts a charming deck, ideal for soaking up the morning sun or relaxing outdoors at any time. Additionally, there is ample space right at the front of the apartment that could be used as a car space.

Features

- ◆ 2 self-contained apartments
- ◆ In town location
- ◆ Walking distance to schools, local shops such as cafes, grocery stores and restaurants
- ◆ North facing decks
- ◆ Ample parking

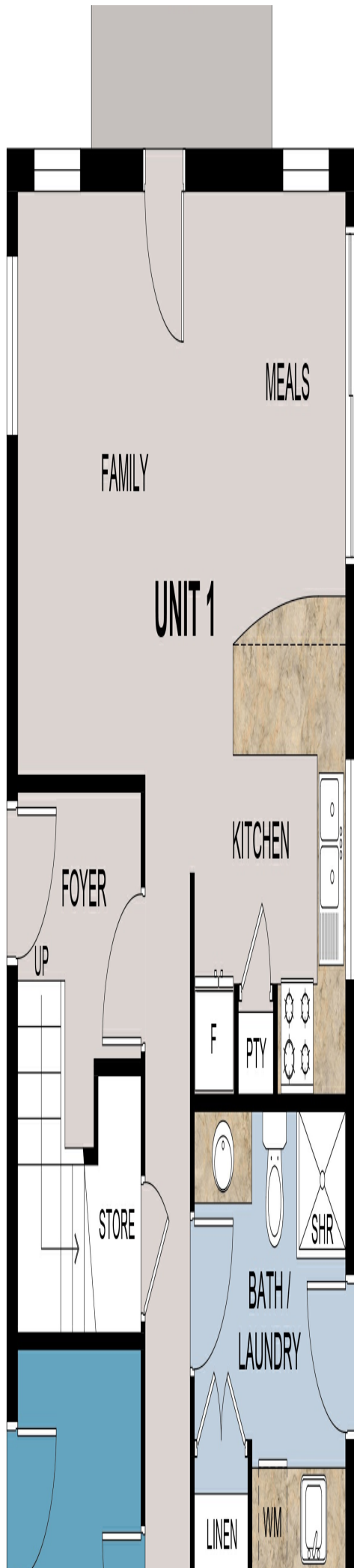
Floor Plan

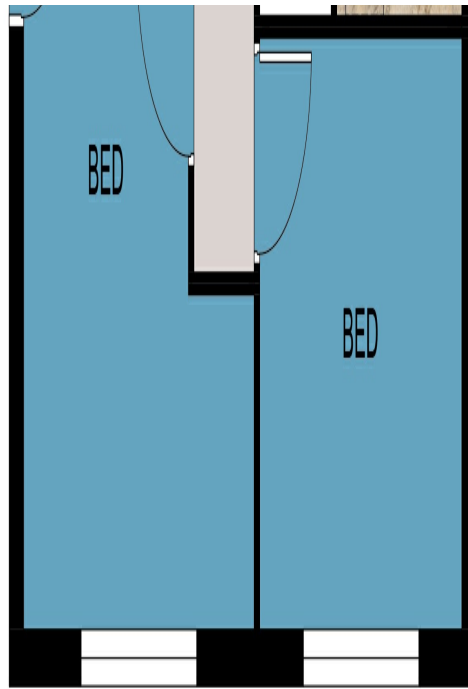




UPPER FLOOR PLAN







GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

3/41 Town View Terrace, Margaret River WA 6285



Title Documents

Certificate of Title

Strata Plan

Strata Plan

Document

Document

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

\$763,750

12 months from 19-Sep-2023



Median Days on Market (House Sales)

52

12 months from 19-Sep-2023



Number of Houses Sold

132

12 months from 19-Sep-2023



Houses for Sale

52



Interested Buyers (House)

2332



Houses for Rent

16

Units



Median House Price

\$763,750

12 months from 19-Sep-2023



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12 months from 19-Sep-2023



Number of Houses Sold

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Houses for Sale

52



Interested Buyers (House)

2332



Houses for Rent

16

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