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Welcome

Thank you for your interest in 10 The 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

Nicole Fowler

m. 0409 085 306

About the property



10 The Avenue, Margaret River

**SOPHISTICATED FAMILY RESIDENCE WITH
STYLISH STUDIO**

5  3  3 

**FROM
\$939,000**

3 Living Areas

Air Conditioning

Balcony

Deck

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Dishwasher

It's a pleasure to bring this beautifully presented family home & studio package in popular Riverslea to the market. On 673m² and approx. 1 km from the town centre, you can walk or ride to parks, the river, & schools.

This is an exceptional & rare opportunity for buyers looking for a home with second dwelling or an investor looking to maximise return. The home has a current rental appraisal for \$650/week and the studio is currently rented at \$400/week until the end of November 2023.

Some of the quality features the solid brick home include;

- ❖ 4 bedrooms with carpets, window treatments & downlights
- ❖ 2 stylishly appointed bathrooms
- ❖ Modern kitchen with Marri timber features, large island bench, inbuilt GPO, overhead pendant lights, dishwasher, black double sink & taps, microwave & fridge recess. Gas stove cooktop and 600mm under bench oven
- ❖ North facing alfresco with freshly stained timber deck
- ❖ Polished concrete floors throughout the open plan living area,
- ❖ Slow combustion wood fire
- ❖ Formal theatre room
- ❖ Separate activity &/or play zone is situated between bedrooms 3 & 4

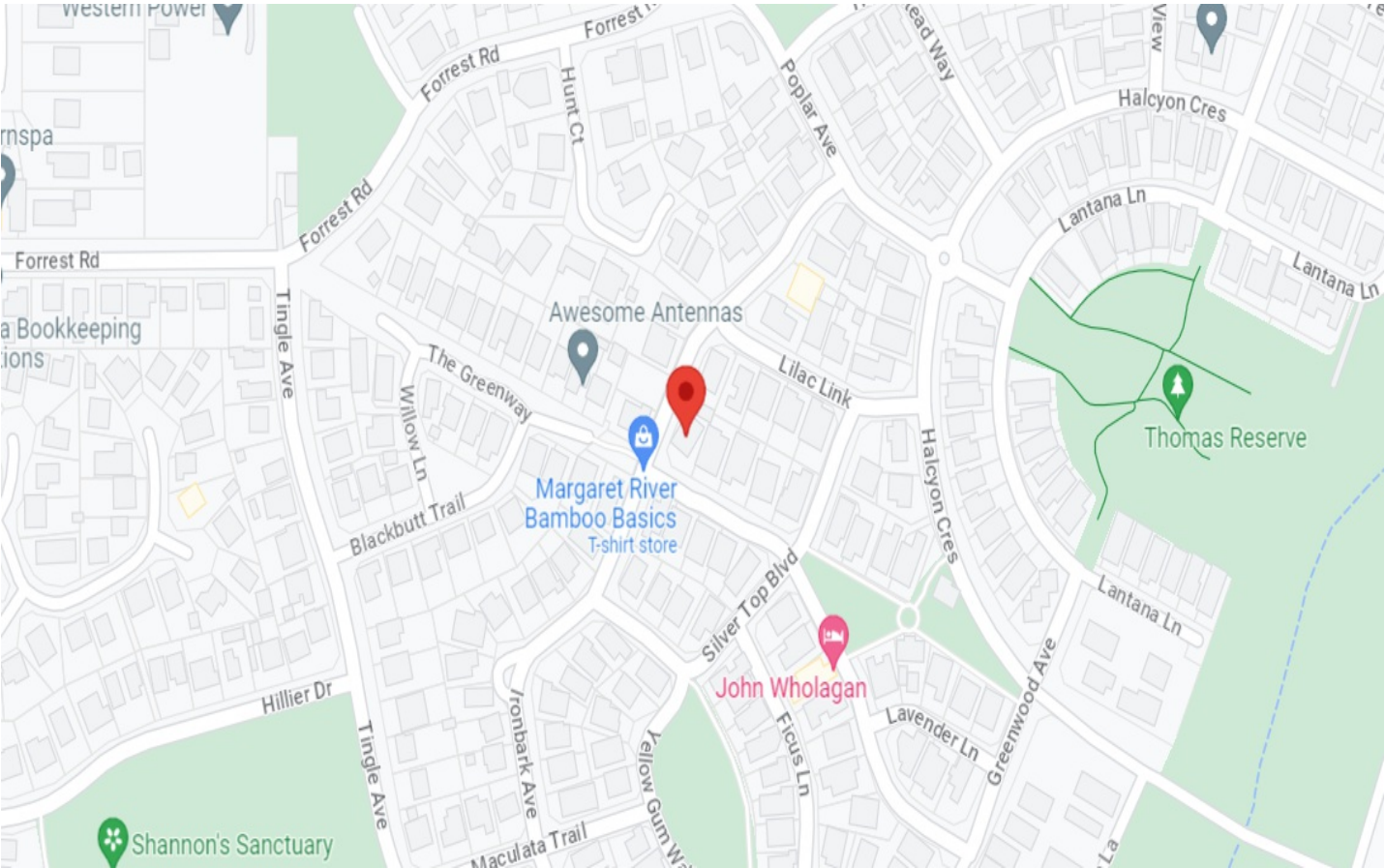
- 💡 Tidy gardens with timber edging, established plants and beautiful lawns
- 💡 Double carport with storage & large shed

The professionally built studio is completely private and fully fenced. The 56.8m² build features;

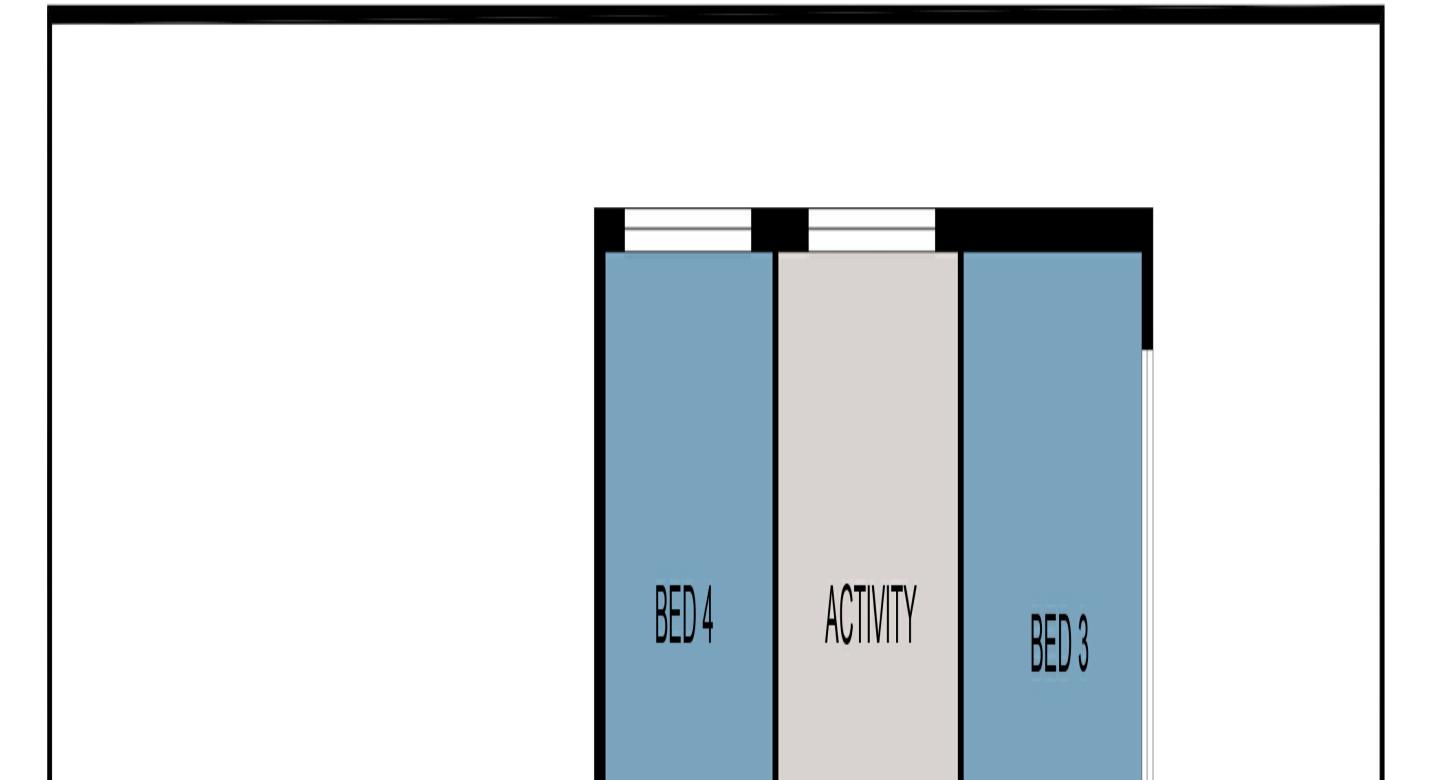
- 💡 External clad & timber trim
- 💡 open plan living & kitchen area with split system air conditioning unit
- 💡 beautiful timber cabinetry and stylish fittings
- 💡 under bench dishwasher
- 💡 Induction 4 burner electric cooktop & 600mm under bench oven
- 💡 Polished concrete floors & double glazed windows
- 💡 bathroom and laundry combo
- 💡 Courtyard with decking overlooking garden
- 💡 Off street parking for 2 vehicles

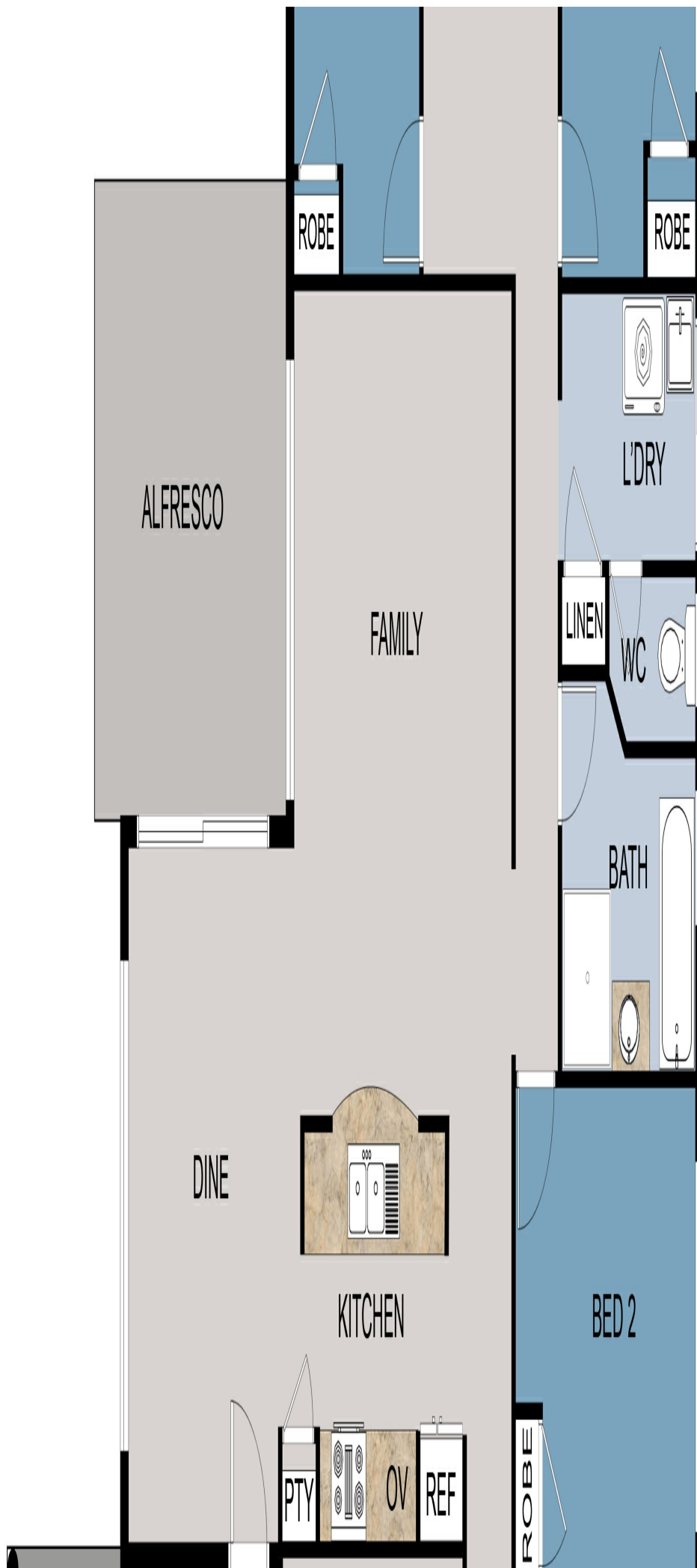
All buildings are shire approved and serviced with power, water, NBN & sewerage.

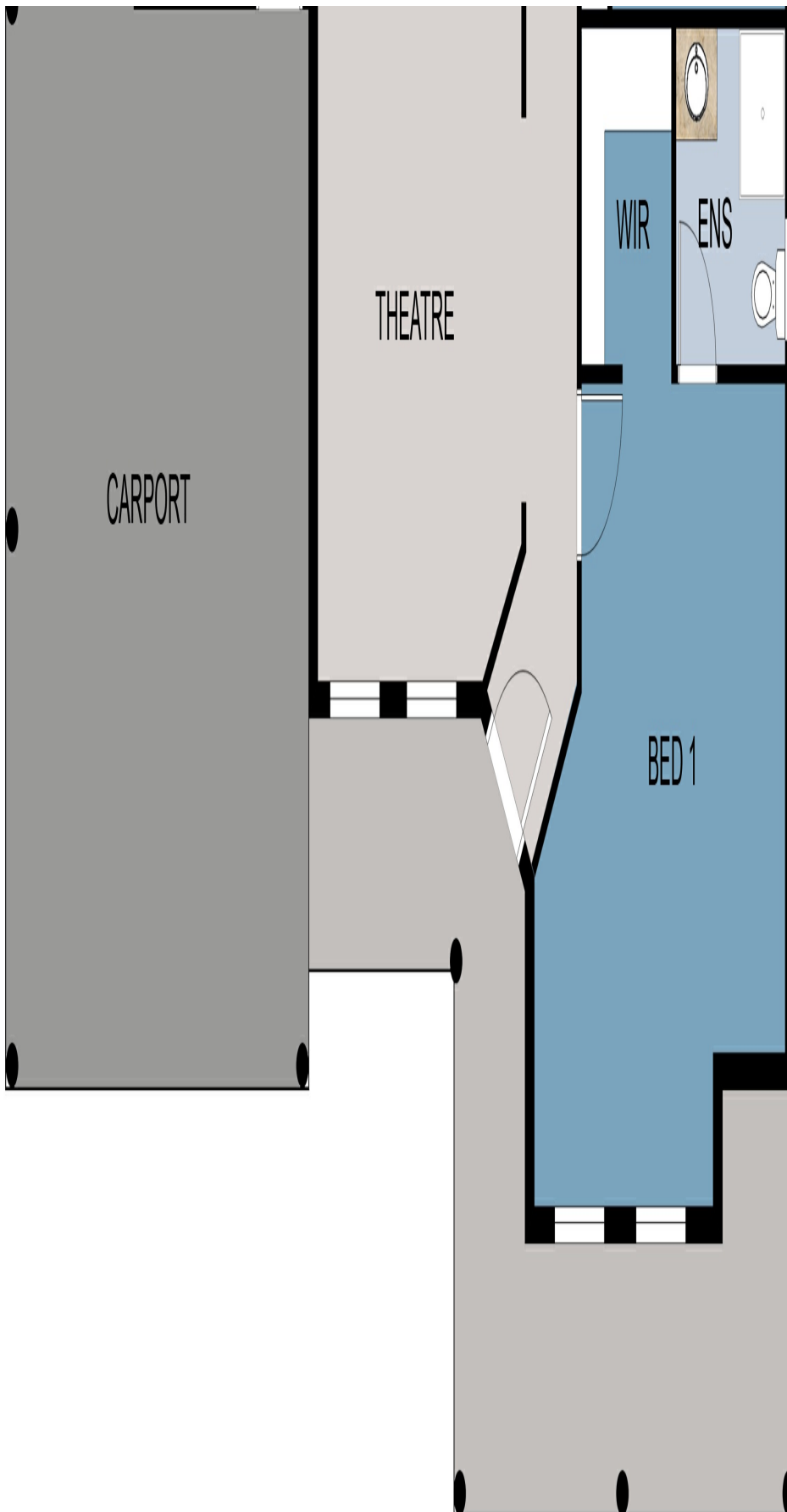
Property Location

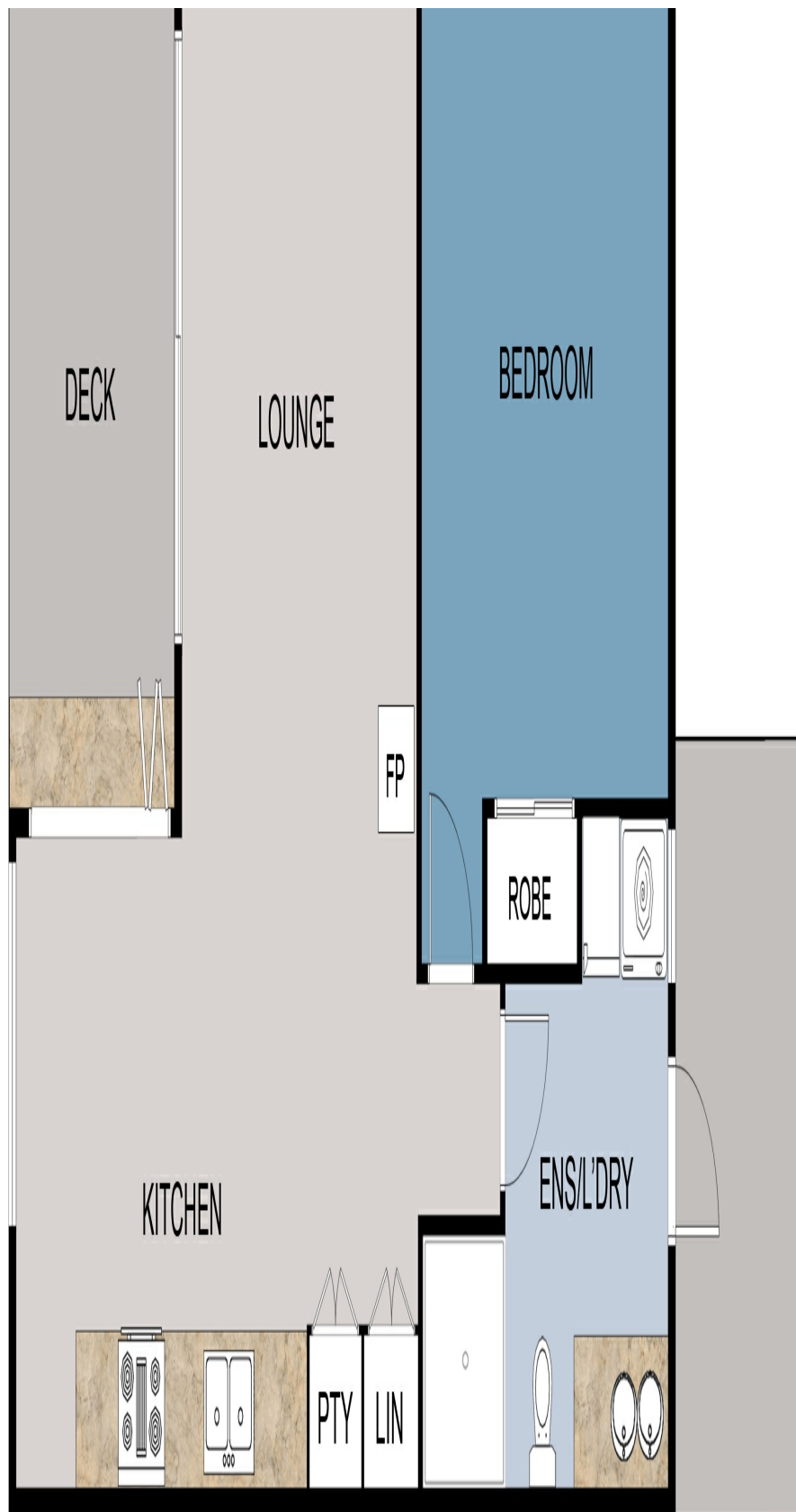


Floor Plan









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.

10 The Avenue, Margaret River, WA 6285

Title Documents

**Certificate of
Title**

**Deposited
Plan**

**Document Covenant
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



Nicole Fowler

m. 0409 085 306

nicole@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

\$1,074,000

12 months from 4-Aug-2025



Median Days on Market (House Sales)

37

12 months from 4-Aug-2025



Number of Houses Sold

122

12 months from 4-Aug-2025



Houses for Sale

28



Interested Buyers (House)

1742



Houses for Rent

20

Units



Median House Price

\$1,074,000

12 months from 4-Aug-2025



Median Days on Market (House Sales)

37

12 months from 4-Aug-2025



Number of Houses Sold

122

12 months from 4-Aug-2025



Houses for Sale

28



Interested Buyers (House)

1742



Houses for Rent

20

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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