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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.

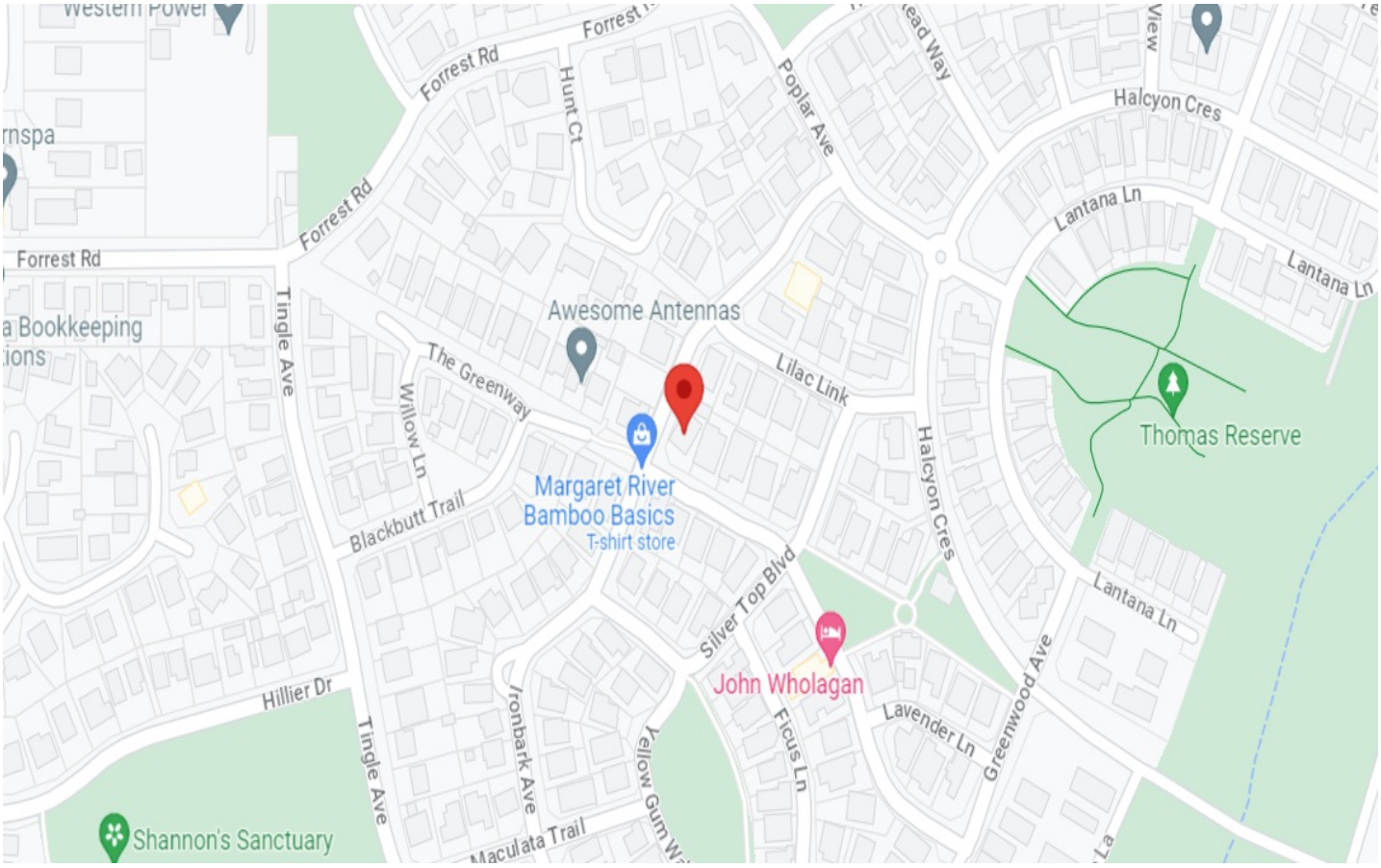
Some of the quality features the solid brick home include;
- 4 bedrooms with carpets, window treatments & downlights
- 2 stylishly appointed bathrooms
- Modern kitchen with Marri timber features, large island bench, inbuilt GPO, overhead pendant lights, dishwasher, black double sink & taps, microwave & 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

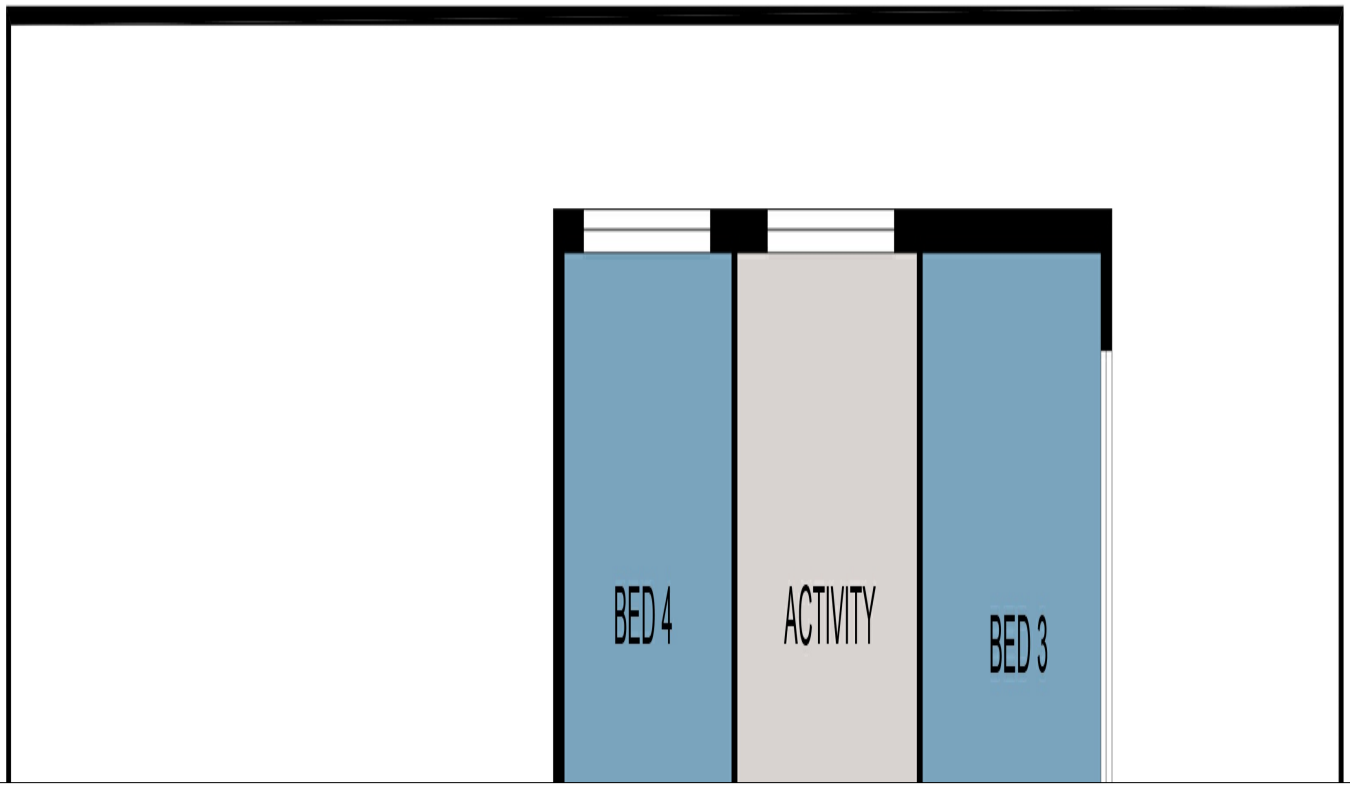
The professionally built studio is completely private and fully fenced. The 56.8m2 build features;
- External clad & timber trim
- open plan living & kitchen area with split system air conditioning unit
- beautiful timber cabinetry and stylish fittings
- under bench dishwasher
- Induction 4 burner electric 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

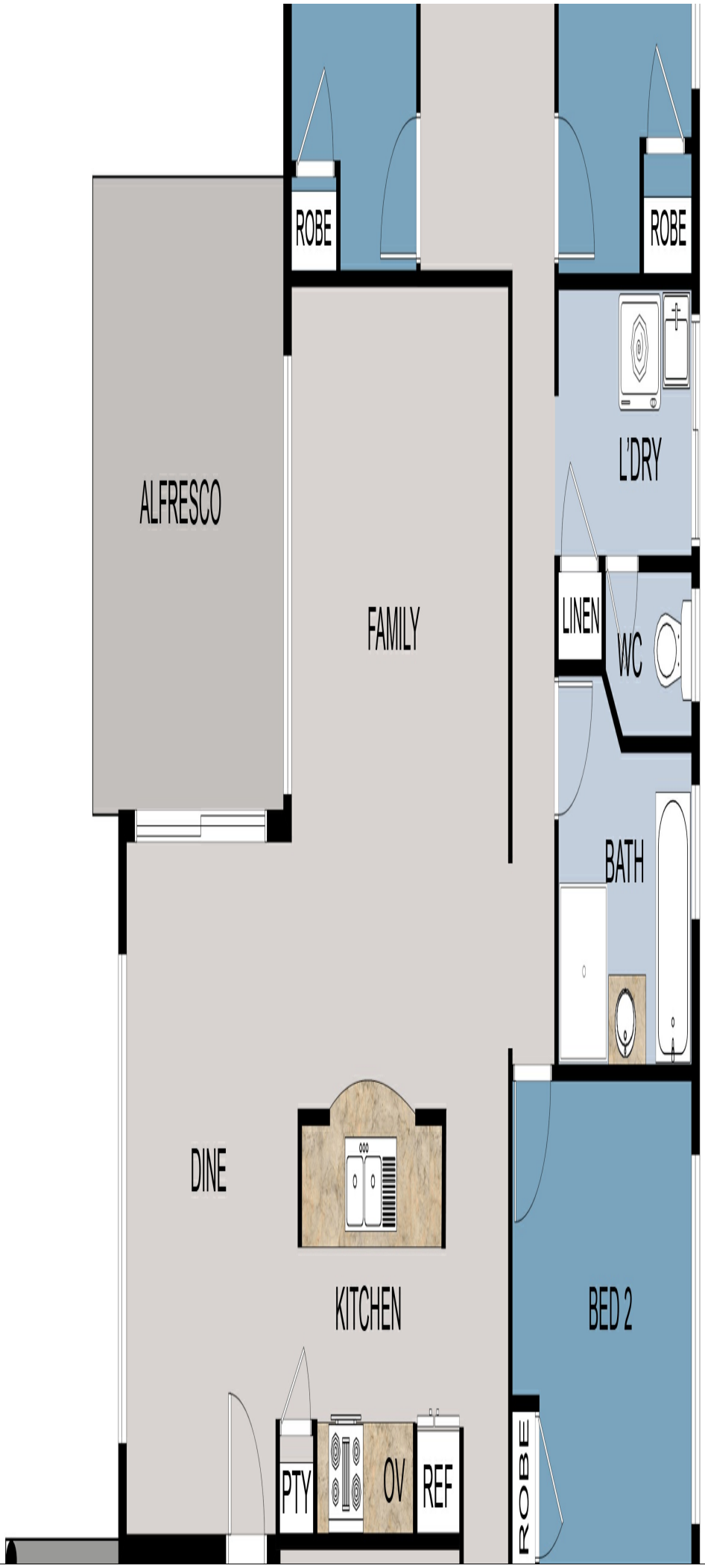
All buildings are shire approved and serviced with power, water, NBN & sewerage.

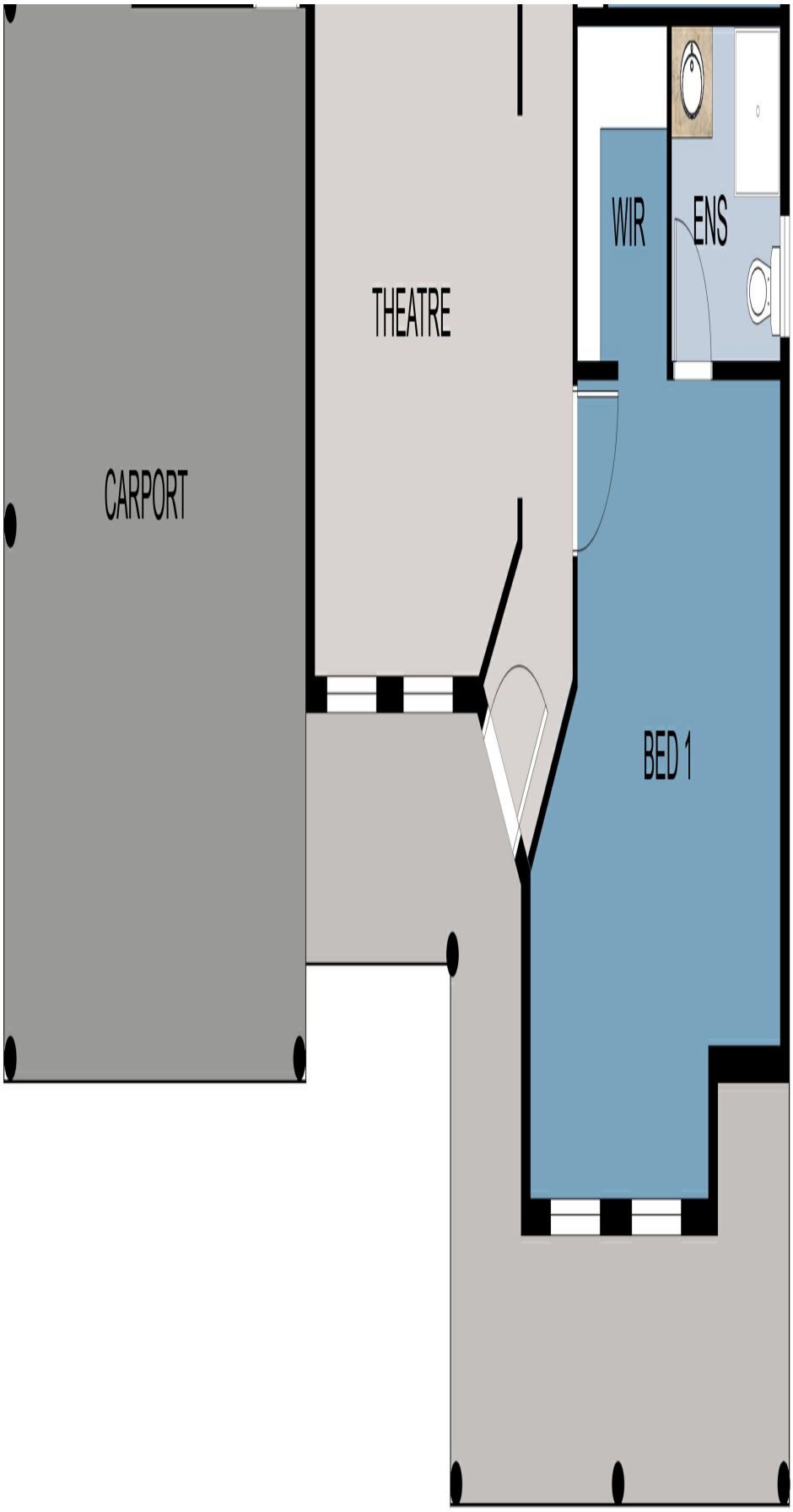
Property Location

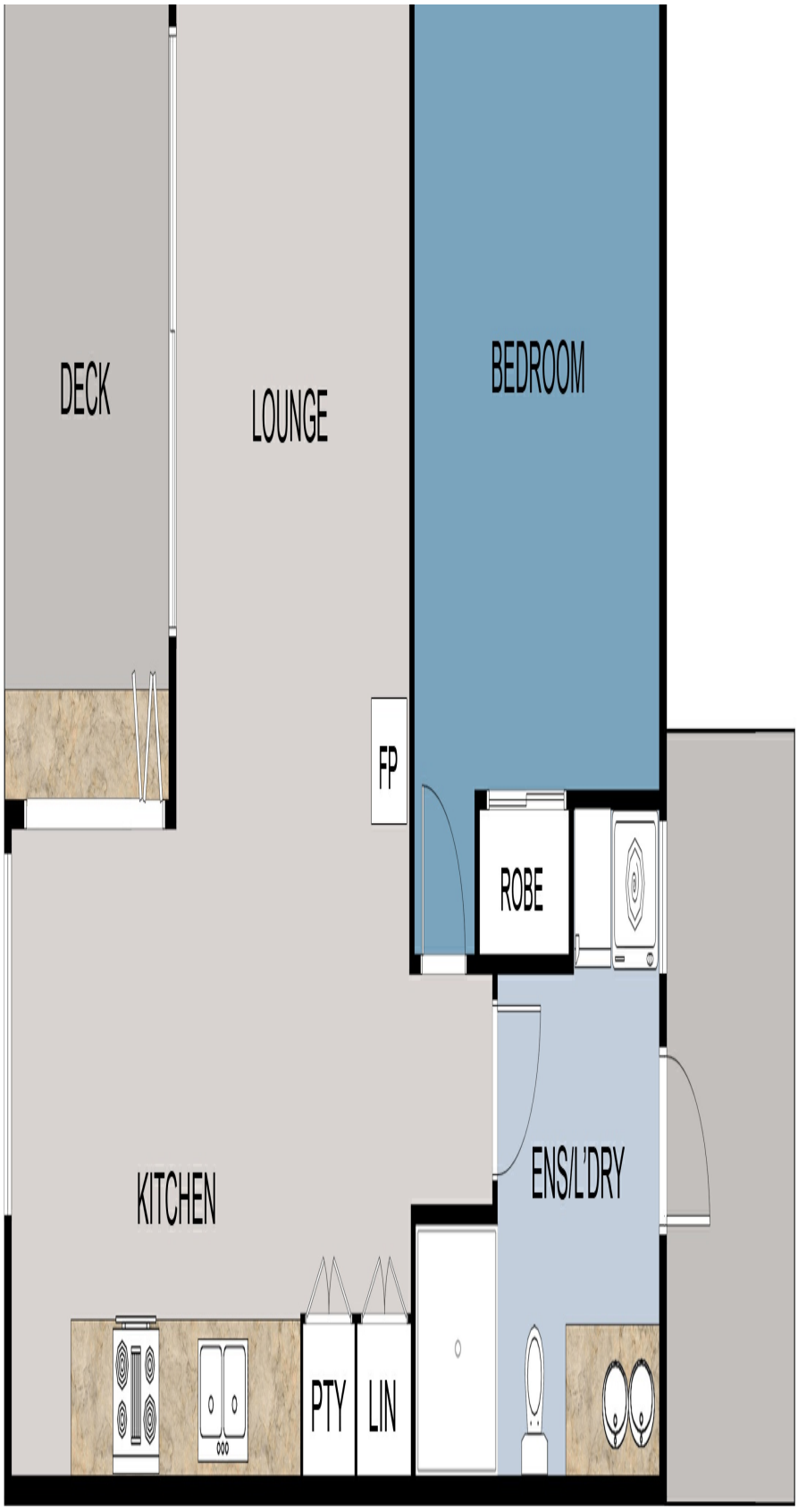


Floor Plan




ROBE
ROBE
ALFRESCO
FAMILY
L'DRY
LINEN
WC
BATH
DINE
KITCHEN
BED 2
PTY
OV
REF
ROBE


CARPORT
THEATRE
WIR
ENS
BED 1



FLOOR PLAN

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



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.

Our aim is to get you better results, faster.

Your agent



Nicole Fowler

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www.margaretriverrealestate.com.au

we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses

Median House Price
$1,087,500
12 months from 4-Nov-2025

Median Days on Market (House Sales)
37
12 months from 4-Nov-2025

Number of Houses Sold
102
12 months from 4-Nov-2025

Houses for Sale
49

Interested Buyers (House)
2033

Houses for Rent
10

Units

Median House Price
$1,087,500
12 months from 4-Nov-2025

Median Days on Market (House Sales)
37
12 months from 4-Nov-2025

Number of Houses Sold
102
12 months from 4-Nov-2025

Houses for Sale
49

Interested Buyers (House)
2033

Houses for Rent
10

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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