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## Welcome

**Thank you for your interest in 1/2 Churchill 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**

*Megan Booth*

*m. 0427 480 745*

## About the property



**1/2 Churchill Avenue, MARGARET RIVER**

**A TIMELESS RETREAT AMIDST MARGARET RIVER'S FINEST**

**OFFERS ABOVE**

1 Living Area

Reverse Cycle Air Conditioning

Gas Heating

Deck

Dishwasher

Nestled on the tranquil edge of Margaret River in the short stay permissible area, beautifully renovated sanctuary that blends elegance, sophistication, and a touch of magic in its picturesque surroundings. Perfectly positioned among lush, mature gardens, this residence provides an atmosphere of calm and privacy, while being a mere stroll away from Margaret River's bustling shopping precinct. Located in one of the area's most desirable neighborhoods, an invitation to experience the best of both town and nature.

### A Welcoming Garden Haven

Set within meticulously maintained and established gardens, this property offers a verdant oasis filled with native plants and mature trees that attract an array of local birdlife, creating a symphony of nature's sounds. The alfresco timber deck, shaded by greenery, is the perfect spot to unwind, entertain, or dine, making outdoor living a year-round pleasure. Every window captures beautiful garden views, providing a serene, natural backdrop to the home's elegant interiors.

### Luxurious, Timeless Interiors

Upon entering through the home's leadlight door, you're welcomed into an artfully curated

space that balances classic charm with sleek, modern finishes. The ground floor is thoughtfully designed for comfort and style, with a spacious master bedroom that serves as a tranquil retreat, complete with a luxurious full bathroom featuring a separate bath and shower for ultimate relaxation. The stainless-steel kitchen, complemented by separate lounge and dining areas, opens through north-facing French doors, allowing light to pour in and creating a warm, inviting atmosphere that's ideal for both everyday living and entertaining.

Upstairs, two generous bedrooms are designed to comfortably fit king-sized beds, with each room offering dreamy views of the gardens below. A spacious central bathroom and an additional powder room provide ample convenience, while a kids' zone complete with an arcade machine adds a touch of fun and nostalgia, making it perfect for families of all sizes.

### Perfectly Positioned in the Heart of Margaret River

Centrally located in the Short Stay Permissible Area, just minutes from Margaret River's main street, renowned for its vibrant blend of casual and fine dining, boutique shops, and beauty services. Whether you're seeking a refined dining experience or a cozy cafe, the area caters to every taste. Breathtaking forest walks and the scenic Margaret River are right at your doorstep, offering endless opportunities to explore nature without straying far from home. Iconic destinations like Brewhouse, Pizzica, and The Hairy Marron are just a short walk away, while famed wineries including Leeuwin Estate, Voyager, and Cape Mentelle are a brief, scenic drive. And for those seeking convenient travel options, Busselton Airport is easily accessible.

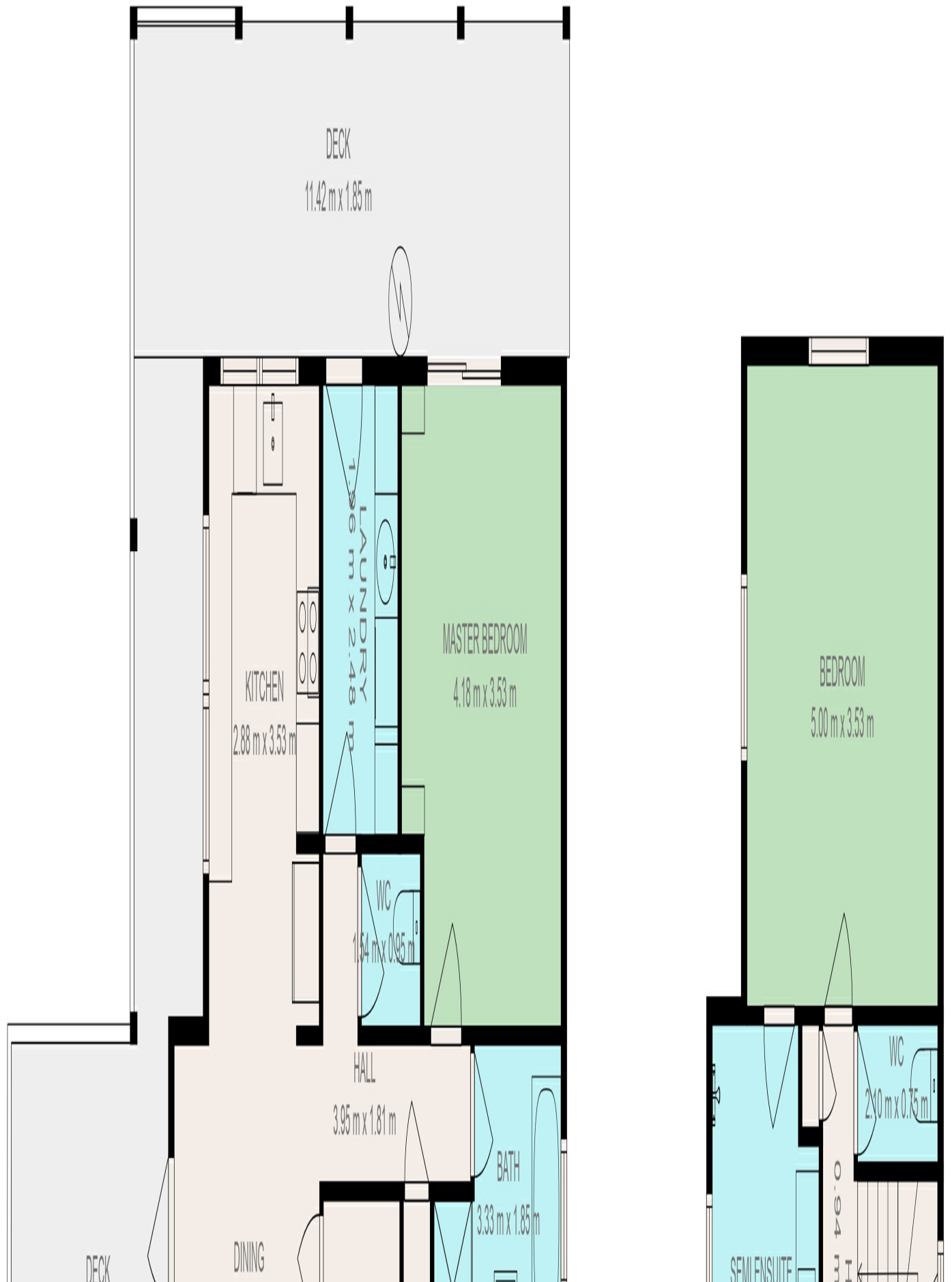
With an option to purchase furniture and appliances, you can be move-in ready, allowing you to fully enjoy the Margaret River lifestyle from day one.

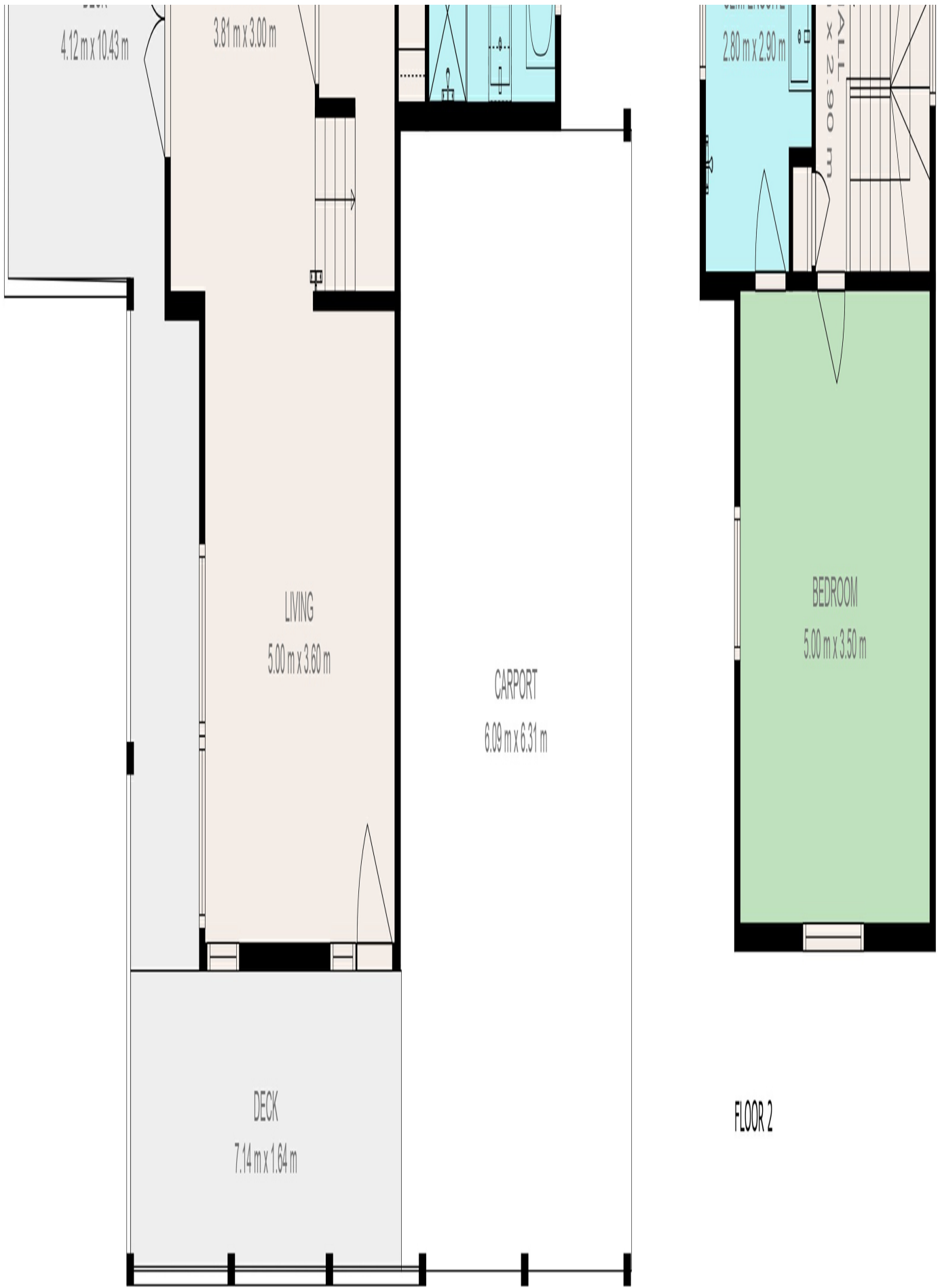
### Features at a Glance:

- \* Ground-floor master suite with a study nook for private retreat and work-from-home flexibility
- \* Spacious upstairs bedrooms with garden views and a kids' zone featuring an arcade machine
- \* Cocoon fireplace for cozy ambiance in the living area
- \* Split systems for heating and cooling and ceiling fans, ensuring year-round comfort
- \* North-facing alfresco timber deck overlooking established gardens, perfect for entertaining
- \* Engineered floorboards and plantation shutters that blend durability with style
- \* Built-in storage solutions and external clothesline for convenience
- \* Double Carport and ample space for additional parking

A luxurious retreat in the heart of Margaret River, where timeless beauty meets modern convenience in an idyllic location.

# Floor Plan





FLOOR 2

FLOOR 1

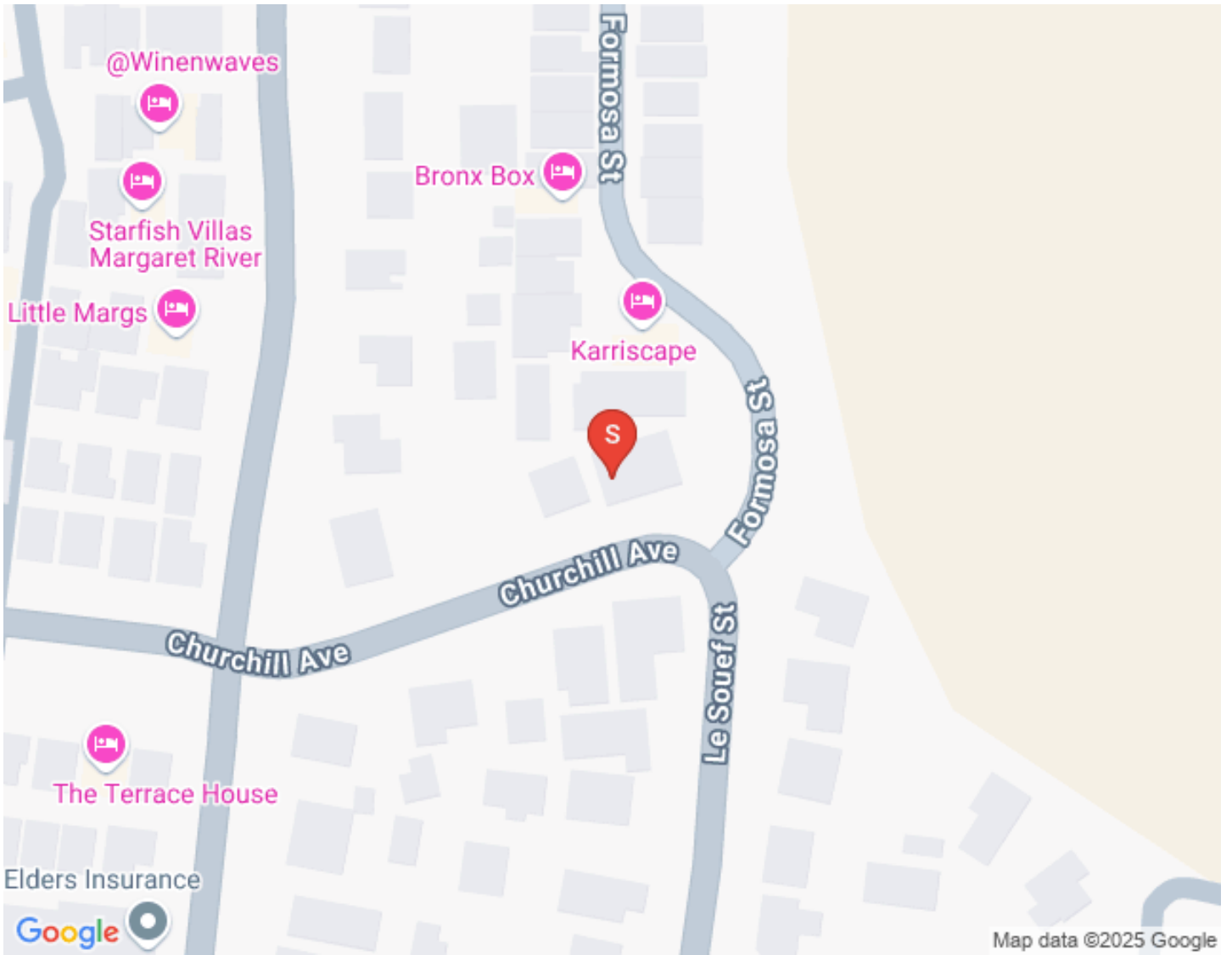


**TOTAL: 130 m<sup>2</sup>**

FLOOR 1: 77 m<sup>2</sup>, FLOOR 2: 53 m<sup>2</sup>

EXCLUDED AREAS: DECK: 58 m<sup>2</sup>, CARPORT: 38 m<sup>2</sup>

Floor plans are intended to give a general indication of the layout only. All images and dimensions are approximate only and not intended to form part any contract.



### Title Documents

[Certificate of Title](#)

[Strata Plan - Title List](#)

[Strata Plan 25177](#)



## 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

**\$813,500**

12 months from 23-Mar-2024



Median Days on Market (House Sales)

**14**

12 months from 23-Mar-2024



Number of Houses Sold

**146**

12 months from 23-Mar-2024



Houses for Sale

**46**



Interested Buyers (House)

**2668**



Houses for Rent

**14**

## Units



Median House Price

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Number of Houses Sold

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Houses for Sale

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Interested Buyers (House)

**2668**



Houses for Rent

**14**

## 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](#)