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Welcome

Thank you for your interest in 8 Elm Court, 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



8 Elm Court, MARGARET RIVER

CLASSIC MARGARET RIVER COTTAGE

OFFERS
FROM



\$725,000

2 Living Areas

Study

Deck

Floor boards

Shed

Workshop

Fully Fenced

OFFERS PRESENTED 22/01/2025

Positioned in a quiet neighbourhood close to Margaret River's town centre, this well-maintained cottage offers comfortable living with all the conveniences of a central location. Recently refreshed with new paint and featuring practical living spaces both inside and out, this property presents an excellent opportunity for families, professionals, or investors.

A Warm Welcome

From the moment you arrive, the property's appeal is evident with its neat, paved driveway and pathways leading to an inviting front porch. The picturesque picket fence and established gardens, featuring fruit trees and grape vines, create wonderful street appeal while requiring minimal maintenance.

Original 50's Cottage

Beautiful jarrah floors flow throughout most of the home, complementing the freshly painted interiors. The spacious master bedroom showcases decorative cornices, while two additional bedrooms including a versatile sleep-out and a dedicated home office provide flexible living arrangements to suit any family's needs.

Heart of the Home

The country style kitchen and dining areas serve as a natural gathering space, featuring: a practical gas cooktop and wall oven, abundant storage including a generous pantry for all your storage needs

Living and Entertainment

The cosy living area, anchored by a slow combustion fireplace and ceiling fan is adjacent to the dining room which opens onto a spacious deck — perfect for indoor-outdoor living and entertaining. Multiple outdoor spaces, including a back porch and deck area, provide various options for enjoying Margaret River's beautiful weather.

Additional Features

- Single carport plus garage/workshop
- Two garden sheds
- Modern electric hot water system
- Practical laundry with shelving and double tubs
- Bathroom with bath, shower, vanity, and exhaust fan
- Separate WC for convenience
- Large 780m² block

Location, Location

Perfectly positioned within easy walking distance to: Margaret River's cafes and shops, schools, and town centre amenities

Don't miss this opportunity to secure your piece of Margaret River living.



Title Documents

Certificate of
Title

Plan

Diagram

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



Vicki Genge

m. 0409 587 443

e.

vicki@margaretriverrealestate.com.au

www.margaretriverrealestate.com.au

we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price

\$800,000

12 months from 16-Jan-2024



Median Days on Market (House Sales)

14

12 months from 16-Jan-2024



Number of Houses Sold

153

12 months from 16-Jan-2024



Houses for Sale

43



Interested Buyers (House)

2454



Houses for Rent

5

Units



Median House Price

\$800,000

12 months from 16-Jan-2024



Median Days on Market (House Sales)

14

12 months from 16-Jan-2024



Number of Houses Sold

153

12 months from 16-Jan-2024



Houses for Sale

43



Interested Buyers (House)

2454



Houses for Rent

5

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