

37B Town View Terrace, MARGARET RIVER

Property Details

FOR SALE

37B Town View Terrace, Margaret River



THE PERFECT SHORT STAY INVESTMENT PROPERTY

3  2  2 

Cash in on the current high demand from short stay holiday makers and snap up this ideal villa sensationally located in the heart of the Shire's short stay approval zone. Located just one street back from the bustling main street of Margaret River, it's the ideal layout for the holiday maker - open plan living, low maintenance gardens and walking distance to all the attractions of town. Don't waste precious time waiting on a new build - this one will earn you high rental rewards from the moment you get your Shire approval.

- 3 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 2 Carports
- 1 Living Area
- Courtyard
- Shed
- Fully Fenced
- Built In Robes
- Dishwasher

The three bedroom two bathroom townhouse is on generous 572m2 and is accessed via a private hot mix driveway. Rendered brick and high pitched colourbond roofing have created two outside living spaces while extensive paving makes it easy to manoeuvre vehicles to and from a massive freestanding double carport, complete with built in storage.

Simplicity of style offers a carefree lifestyle with easy spaces to live in. The size will surprise you 💎 elevated ceilings in the two downstairs bedrooms (both with BIR's) while the vaulted ceiling in the open plan living flow through to the mezzanine master suite, accessed via a steel spiral staircase, complete with ensuite and walk in robe.

Open plan living has defined living and dining spaces while the well appointed kitchen, with quality appliances (including new oven and dishwasher) will appeal to the most fastidious home chef. Solid fuel heating for those cold winter months are complemented with reverse cycle air con, ensuring all year round comfort.

Easy to live in and set within attractive, low maintenance gardens, this property is a fabulous in-town pad for the professional couple, the FIFO worker, a down south escape or an immediate money maker on the short term holiday market.

\$550,000

Photo Gallery





**first
national**
REAL ESTATE

| Margaret River

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**Want to see more of
37B Town View Terrace, Margaret River?**

[email Maureen Fowler](#)

or call her on 0418 908 141

to arrange an inspection.

Property Location

37B Town View Terrace, Margaret River

572 sqm



Your Agent



Maureen Fowler

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e: maureen@margaretriverrealestate.com.au

Maureen started her real estate career in Margaret River in 1985 and is the longest serving and one of the best performing property consultants in the region and is consistently named amongst the top selling agents in the First National network.

Maureen is the exclusive selling agent for 37B Town View Terrace, so if you have any queries please don't hesitate to [email her](mailto:maureen@margaretriverrealestate.com.au) or call her on 0418 908 141.

Recent feedback from some of Maureen's clients...

Maureen is a Margaret River property expert whose advice we valued as we prepared our house for sale. We followed Maureen's recommendations to repaint internally and tidy the gardens and we also asked Maureen to recommend a property stylist which really ensured the house looked fantastic. Maureen is knowledgeable and specific about how the house should be photographed ensuring to highlight the best features. The result ... sold in 11 days ... including Xmas and Boxing Day! As a fabulous value add, Maureen also assisted us with arranging ad hoc repairs and reports on our behalf. If you are looking for expertise in buying or selling, we highly recommend Maureen.

- S Kilpatrick

Maureen was a wonderful real estate agent to have selling my property. During a very long selling time, due to the market and the unusual house, she remained committed and very professional at all times. She kept my enthusiasm positive and was good fun in the down times I had over the long

selling time. I would thoroughly recommend her as a first class real estate agent to any prospective customer.

- R Craig

Maureen is a highly motivated agent who diligently works for the best outcome for her vendor but also is fair and honest to buyers. Maureen never applies pressure, but has confidence in her ability to find a buyer. We trust and respect Maureen.

- P & B McBrearty

Our Agency

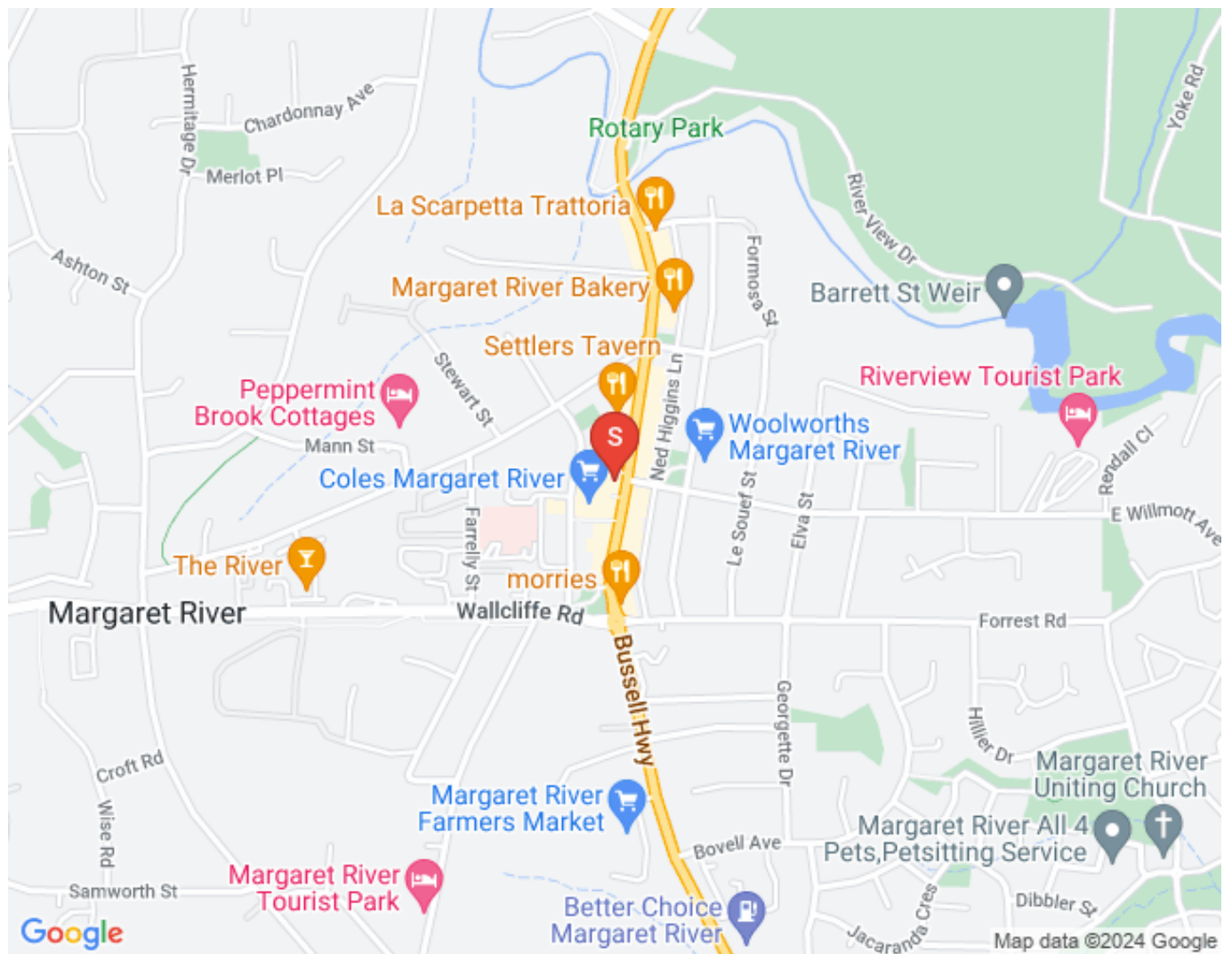


Margaret River Real Estate First National

Margaret River Real Estate is dedicated to delivering an exceptional experience from our Margaret River office, so every member of our team strives to make a difference. From the very initial contact, right through the entire buying or selling process, our property consultants and specialist team of administrative and marketing professionals will be by your side every step of the way.

If you're looking to buy property in the south west corner of Western Australia, you've found the perfect place.

We're located right in the heart of town and right in the heart of the region.



Around the Area



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.

Margaret River Real Estate sells in nine areas of the region and each one of these areas is unique in its characteristics and appeal. To find out more about these regions, click on these links to see the lifestyle opportunities and property styles they offer, as well as other properties for sale in their vicinity:

[MARGARET RIVER - The Heart of the South West Capes](#)

[PREVELLY - Where the River Meets the Ocean](#)

[GNARABUP - Overlooking the Indian Ocean](#)

[COWARAMUP - Full of Country Charm](#)

[WITCHCLIFFE - Gateway to the South](#)

[ROSA GLEN & ROSA BROOK - Inland Rural Living](#)

[GRACETOWN - On the Coast at Cowaramup Bay](#)

[KARRIDALE - On the Edge of the Forest](#)

[HAMELIN BAY - Overlooking Pristine Coastline](#)

Schools in the Area



There are eight primary schools within the Margaret River High School catchment area, four of them being in the actual townsite of Margaret River and the others being in Cowaramup, Karridale, Augusta and Forest Grove.

Click on [this link](#) to see the exact locations of all of these schools.

Catchment areas for Margaret River Primary School and Rapids Landing Primary school fall within specific street boundaries in the Margaret River area, so it may be useful to click on their boundary locations as this may affect your choice of property to buy.

[Catchment Area for Margaret River Primary School](#)

[Catchment Area for Rapids Landing Primary School](#)

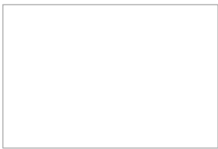
Helpful Information

Buying a home is about the biggest financial commitment you'll ever have to make, so just as well it's one of the things in life that DOES come with guidebooks!

As much as buying a home is an exciting turning point in your lifestyle, you certainly don't want to make any mistakes. Our Home Buyer's Guide is exactly what you need to get prepared and secure your perfect home, as soon as you find it. This Guide outlines how to find the home of your dreams, how to finance it, negotiate and secure the purchase and how to prepare to move in.

Please use the following link for a readable and printable PDF file:

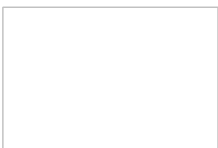
[Home Buyer's Guide](#)



Perhaps you are considering purchasing a property for investment purposes and want to maximise your capital return by securing rental income throughout the life of your investment. Our Property Management Guide outlines all the issues you need to consider when making this decision.

Please use the following link for a readable and printable PDF file:

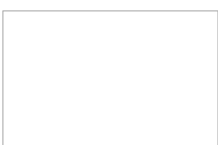
[Investing in Property](#)



If you are seriously considering an investment property, leave all the rental management to our award winning Property Management team!

Please use the following link for a readable and printable PDF file to see how we can manage your property with ease:

[Manage your Property with Margaret River Real Estate](#)



Our Website

Click [here](#) to view 37B Town View Terrace and similar properties on our website.

