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Welcome

Thank you for your interest in 6B Walkington 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

Craig Bamford
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About the property



6B Walkington Avenue, Margaret River

WALK - IN - TO - TOWN MARGARET RIVER

**OFFERS
ABOVE**

1 Living Area

Split System Air Conditioni
ng

Study

Courtyard

Outdoor Entertaining

Workshop

Fully Fenced

Built In Robes

Without doubt one of the most convenient and best locations to call home, holiday, downsize or retire. Just over 500m to the Margaret River Town Centre, walk to everything with ease and leave the car at home. Cafe's, Bar's, a wide variety of Restaurant's and Retail Stores, The Weekend Market and Schools, University are all oh so close by.

The options for use here are also very attractive in that the property is zoned residential and it also sits within the short stay accommodation zone where local authorities will consider short stay approval.

The design of this near new residence is fabulous with generous proportions throughout and very low maintenance with its beautiful Travertine Flooring. Light and space is abundant, and the soaring Clerestory style roofline accentuates the impressive hallway entrance to the residence. The two large bedrooms and two large bathrooms are at either end of the home, both with Jarrah feature bench tops and further use of Travertine.

The open plan lounge/dining/living area boasts a built in / recessed home entertainment area with feature Jarrah benchtop. There is a very clever study nook adjoining the kitchen which

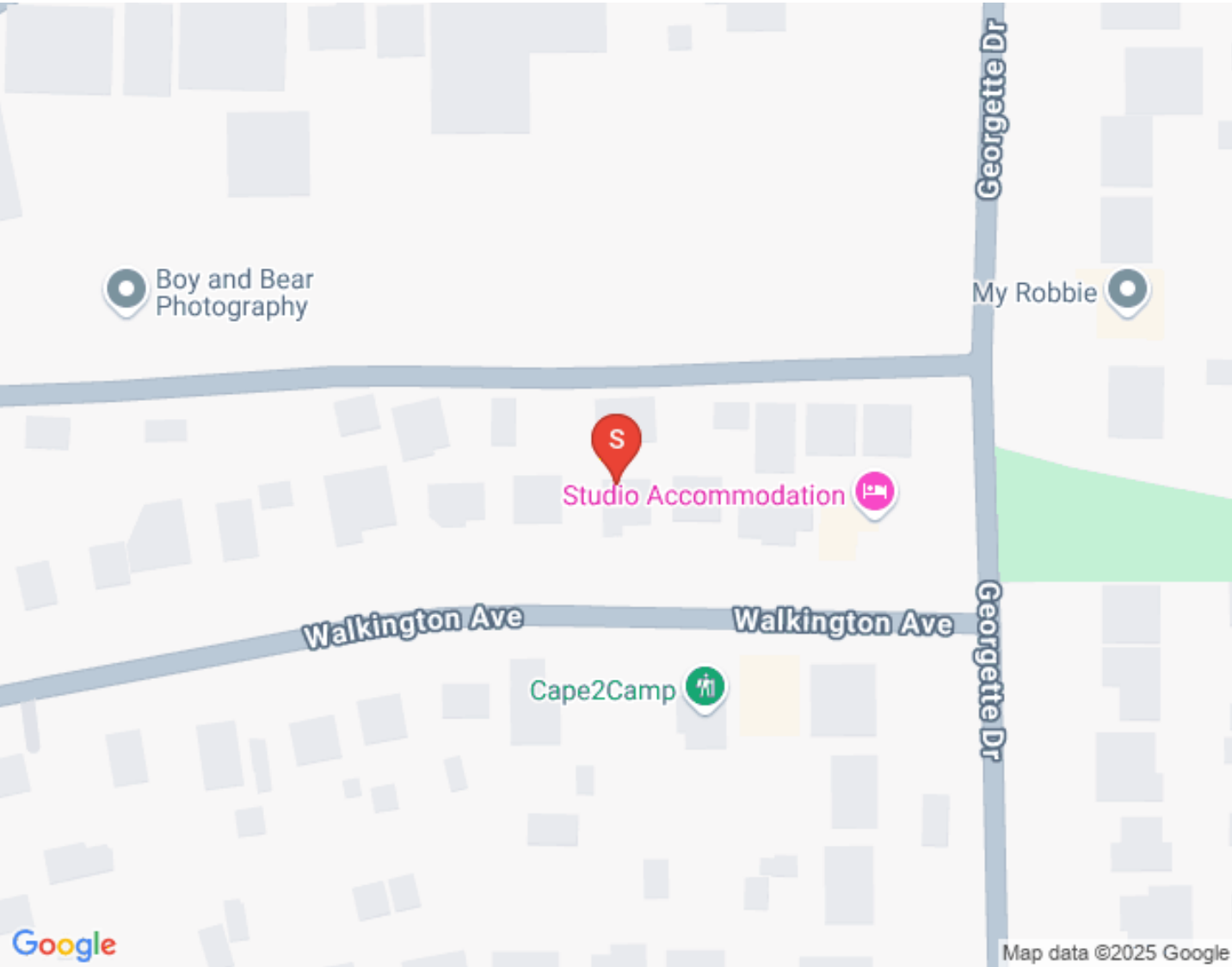
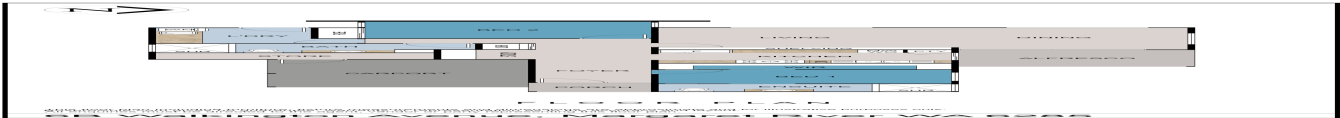
could easily double as a fantastic breakfast area. Both the lounge/dining and kitchen open to the north facing outdoor entertainment area, perfect for all to lounge about and mingle with those preparing drinks or dinner.

Storage is more than ample with a walk-in robe in the master bedroom, double built robe in the 2nd bedroom and hallway linen closet and another in the large laundry area. The carport also boasts a very conveniently located storeroom that is ample for sporting equipment and bigger outdoor items.

Set in a small private complex, 6B Walkington Avenue Margaret River is going to appeal to a lot of buyers.

Offers above\$840,000

Floor Plan



Title Documents

Certificate of
Title

Strata Plan
77765

Title
List

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



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we put you first.

Our aim is to get you better results, faster.

WA

Suburb Snapshots

Houses



Median House Price
12 months from 14-Jun-2024



Median Days on Market (House Sales)
12 months from 14-Jun-2024



Number of Houses Sold
12 months from 14-Jun-2024



Houses for Sale



Interested Buyers (House)



Houses for Rent



Median House Price
12 months from 14-Jun-2024



Median Days on Market (House Sales)
12 months from 14-Jun-2024



Number of Houses Sold
12 months from 14-Jun-2024



Houses for Sale



Interested Buyers (House)



Houses for Rent

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