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Welcome

Thank you for your interest in 4 Bottlebrush Drive, 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



4 Bottlebrush Drive, MARGARET RIVER

BIG, BOLD & MAKE ME BEAUTIFUL

OFFERS FROM

1 Ensuite

2 Living Areas

Split System Air Conditioning

Study

Outdoor Entertaining

Shed

Workshop

Fully Fenced

Built In Robes

With some paint and TLC, you can make this substantial property shine!

With great street appeal this light and bright 4x2 family home with oodles of space will suit the car enthusiast, the tradesman who needs additional storage or just a regular family with lots of bikes and toys.

Three generous bedroom home, with a fourth room at the front would make an ideal office. The master suite includes a spacious walk-in robe and an accessible ensuite. The children's zone of the house includes two large bedrooms, each with a built-in robe, and the main bathroom. The open plan kitchen, with breakfast bar, dining and family room areas, open to the sheltered alfresco area and a fabulous separate games room has views and access to the expansive lawns and gardens. This comfortable family home is situated on a massive 1070m² block close to parklands, forest and the Rapids Landing Primary School.

Vacant Possession Available Now!

Additional features:

Multiple parking areas
Side access to hard stand and workshop
Chook pen
Fruit trees
Raised garden beds
Fish pond



Title Documents

**Certificate of
Title**

**Deposited Plan - Title
List**

**Deposited
Plan**

**Document -
Notification**

**Document - Restrictive
Covenant**

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.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price
12 months from 10-May-2023



Median Days on Market (House Sales)
12 months from 10-May-2023



Number of Houses Sold
12 months from 10-May-2023



Houses for Sale



Interested Buyers (House)



Houses for Rent

Your agent



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we put you first.

Units



Median House Price
12 months from 10-May-2023



Median Days on Market (House Sales)
12 months from 10-May-2023



Number of Houses Sold
12 months from 10-May-2023



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