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## Welcome

**Thank you for your interest in 3 Settlers Retreat, 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*  
*m. 0417 922 223*

## About the property



### 3 Settlers Retreat, Margaret River

#### CHARMING RAMMED EARTH CHARACTER COTTAGE

**OFFERS  
OVER**

Study

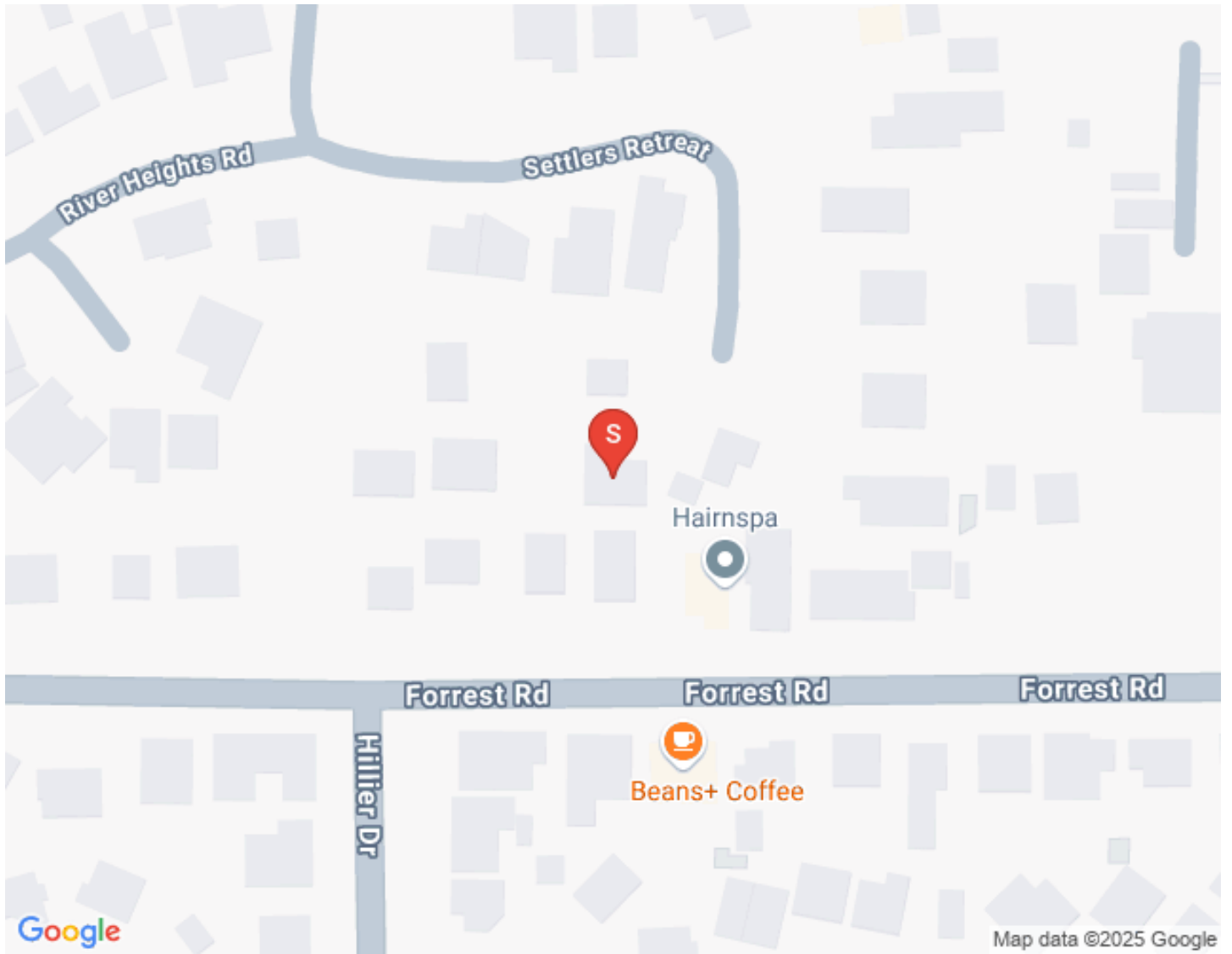
Floor boards

Workshop

Fully Fenced

Tucked away in a private, peaceful cul-de-sac bushland setting is this absolutely delightful Margaret River Style residence. The locale is idyllic, so close to the town centre, yet in a locale amongst the trees that you feel like you are miles away. In the summer you can duck around the corner for a swim in the Margaret River or a paddle. Set on a generous 884m<sup>2</sup> lot, the home boasts rammed earth and jarrah construction throughout with a matching free standing shed with a loft that makes for a brilliant artists studio. Soaring high roof lines with exposed jarrah rafters feature as do timber ceilings to the kitchen dining area and wooden boards to the loft bedroom/s lounge area upstairs.

Wrapped in low maintenance established gardens, while away the time on the fantastic wide verandahs and take in the gorgeous outdoor setting. A brilliant spot to lounge around in a hammock and have a barbie. Properties like this are scarce to the Margaret River market so make a time to inspect as soon as you can.



### Floor Plan



### Title Documents

[Certificate of Title](#)

[Plan](#)

## 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

**\$800,000**

12 months from 14-Feb-2024



Median Days on Market (House Sales)

**14**

12 months from 14-Feb-2024



Number of Houses Sold

**151**

12 months from 14-Feb-2024



Houses for Sale

**44**



Interested Buyers (House)

**2720**



Houses for Rent

**10**

## Units



Median House Price

**\$800,000**

12 months from 14-Feb-2024



Median Days on Market (House Sales)

**14**

12 months from 14-Feb-2024



Number of Houses Sold

**151**

12 months from 14-Feb-2024



Houses for Sale

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Interested Buyers (House)

**2720**



Houses for Rent

**10**

## 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**