

Table of Contents

- | Welcome
- | About the property
- | Locally owned, with national reach
- | About the Margaret River Region

Welcome

Thank you for your interest in 1/45 Tunbridge Street, 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

Megan Booth

m. 0427 480 745

About the property



1/45 Tunbridge Street, Margaret River

CHARACTER & CHARM

4  3  2 

OFFERS

2 Living Areas

Above Ground Pool

Open Fire Place

Solar Panels

Deck

Shed

Dishwasher

This is your typical Margaret River charming character cottage that has been extended over the years constructed with Cedar weatherboard and zinc residence in the highly sought-after area on the west side of town. This home has been lovingly updated over the years, blending classic features with modern living spaces that cater to both comfort and style. With its versatile layout, it's perfect for anyone who loves to entertain in a relaxed setting.

As you approach the property, the solid limestone wall & timber fence create an immediate sense of privacy and refinement. The hot mixed driveway leads to a double carport, offering ample parking. Beyond the gates, a beautifully landscaped and fully fenced yard awaits, ideal for children and pets.

Inside the Home:

Ground Level:

The spacious master suite is located at the front of the home with French doors that open out to the deck & pool area, offering a peaceful retreat with its modern ensuite bathroom. The heart of the house lies in the open-plan living and dining area, flooded with natural light from floor-to-ceiling windows that provide stunning views of the garden and plunge pool. The slow wood

combustion heater creates a cozy atmosphere during the cooler months, while the kitchen features modest cabinetry and appliances. Adjacent to the kitchen is a sunroom, perfect for quiet relaxation, or a great space to sit and have breakfast in the mornings. Another bedroom is on this level, alongside the main bathroom ensuring seamless everyday living.

Upper Level:

The upper floor hosts two additional bedrooms and an open-plan rumpus room that offers a versatile space for a home office, play area, or entertainment room. A private balcony overlooks the plunge pool and cabana, creating the perfect spot to enjoy a morning coffee or evening drink.

Separate Studio & Extra Room:

A separate one-bedroom studio with its own private bathroom provides a flexible space for guests, extended family, work from home or even as a potential rental. There is an additional storeroom/bedroom that adds further versatility to the layout.

Outdoor Features:

Step outside and discover a true outdoor haven. The underground heated plunge pool is the star of the property, surrounded by a stylish cabana for poolside lounging. A timber deck offers the perfect spot for alfresco dining or hosting gatherings, all while enjoying the fully enclosed yard.

Energy Efficiency & Practical Features:

12 solar panels help reduce energy costs, contributing to the home's eco-friendly footprint. Two electric hot water storage systems ensure there's always plenty of hot water. The property is connected to town water and shares a septic system with the neighbouring homes.

Craftsmanship & Quality:

One of the standout features of the home is the beautiful Jarrah timber staircase, paired with wrought iron detailing, adding character and charm. Every element of the property has been carefully crafted and finished with raw materials, creating a space that's not only beautiful but functional and durable.

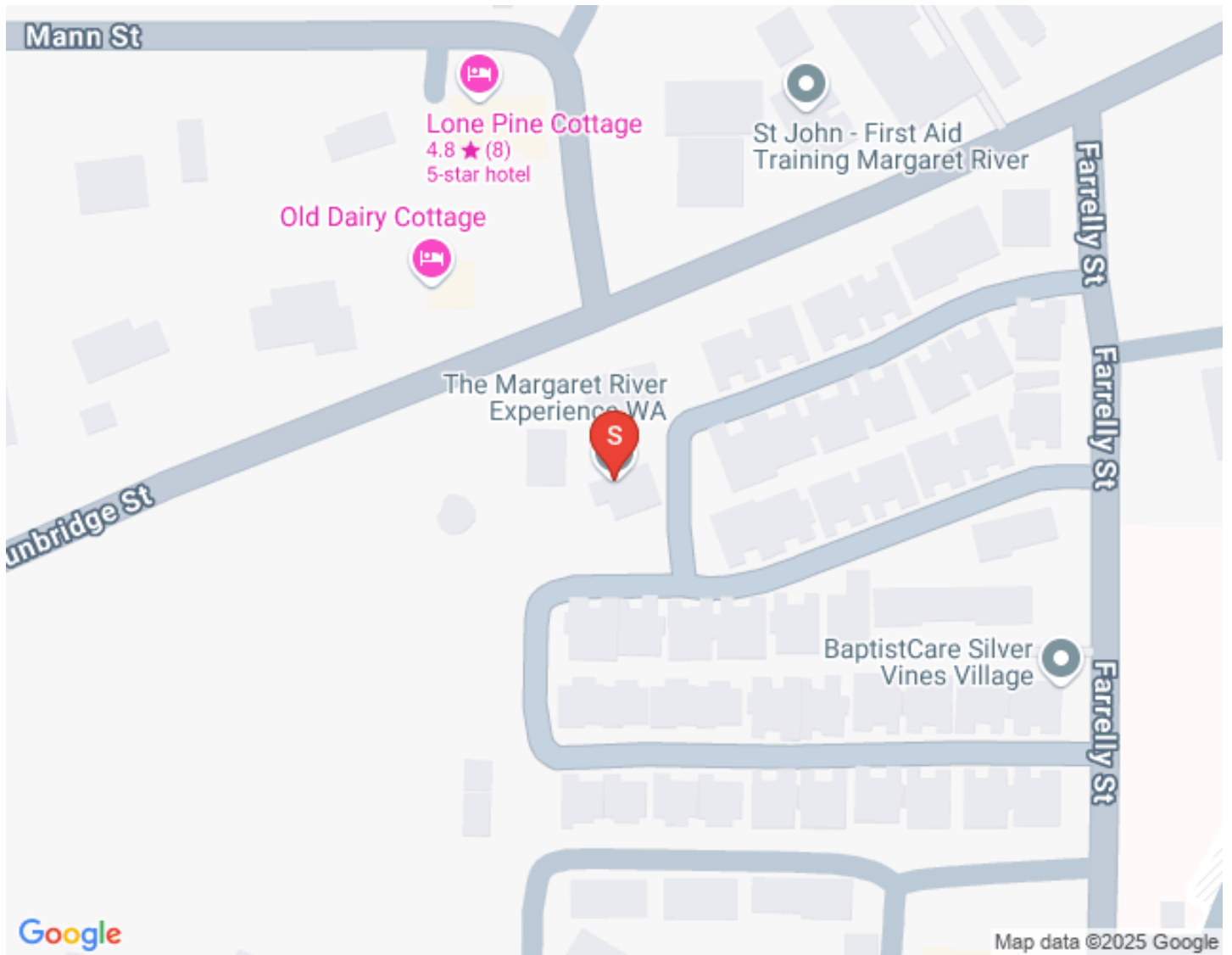
Location:

Tunbridge Street is close to all the essential amenities, including schools, centre of town, sporting facilities, 'Rails to Trails, the River, shops, and parks. It's the perfect place to enjoy both the suburban life and the convenience of being just minutes from the heart of the town.

*Please note: To be Sold 'As is Condition'

*The Property is NOT in the Short Stay Permissible Area

Floor Plan



Title Documents

[Certificate of Title](#)

[Strata Plan Title List](#)

[Strata 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

\$860,000

12 months from 3-Apr-2024



Median Days on Market (House Sales)

49

12 months from 3-Apr-2024



Number of Houses Sold

143

12 months from 3-Apr-2024



Houses for Sale

42



Interested Buyers (House)

2701



Houses for Rent

12

Units



Median House Price

\$860,000

12 months from 3-Apr-2024



Median Days on Market (House Sales)

49

12 months from 3-Apr-2024



Number of Houses Sold

143

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Houses for Sale

42



Interested Buyers (House)

2701



Houses for Rent

12

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](#)