

Table of Contents

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

Welcome

Thank you for your interest in 10 Holbrook 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



10 Holbrook Street, Margaret River

BE SURPRISED!

**OFFERS
ABOVE**

3 Living Areas

Reverse Cycle Air Condition
ing

Study

Water Tank

Grey Water System

Remote Garage

Outdoor Entertaining

Shed

Built In Robes

Dishwasher

NEW PRICE

Be surprised by this immaculately presented 4-bedroom, 2-bathroom home, built in 2010 by Dale Alcock Homes, is nestled in the highly sought-after Rapids Landing Estate. With its prime location, this property offers a tranquil lifestyle while being within walking distance of Rapids Landing Primary School and just a short drive from the vibrant heart of Margaret River, renowned for its world-class wineries, surf breaks, boutique shopping, and gourmet dining experiences.

Set on a generous 544m² block, the home is surrounded by beautifully landscaped and meticulously maintained gardens. The sealed driveway leads to a remote-controlled double garage, providing convenient shopper's entry directly into the home. Upon stepping inside, the attention to detail and level of care are immediately evident, with fresh paintwork, new hybrid flooring, skirting boards, and stylish new window treatments adding a fresh and modern touch

throughout.

Be surprised by the homes layout which has been thoughtfully designed to accommodate families of all sizes, offering three separate living zones. At the front of the home, a private theatre room or games room serves as a fantastic retreat for movie nights or entertaining guests. Additionally, a dedicated library/office provides a practical workspace, ideal for those working from home.

The home is expansive featuring open-plan living, dining, and kitchen area, where an abundance of natural light floods the space through large north-facing windows. This area features high ceilings, LED down-lights, reverse-cycle air conditioning, and seamless access to the alfresco entertaining area, making it the perfect space for everyday living and entertaining.

The kitchen is modern and functional, featuring stylish laminate bench-tops, ample storage, a spacious walk-in pantry, and top-quality appliances, including a 900mm Blanco oven, a 5-burner gas cooktop, a rangehood, and a dishwasher. The large fridge recess and double sink add to the kitchen's practicality, while the expansive bench-top provides plenty of space for meal preparation.

The master suite is a luxurious sanctuary, boasting both sheer and block out curtains, a ceiling fan, and his-and-hers walk-in robes. The ensuite has a spacious walk-in shower and a separate WC, and it has been tastefully updated with a new double vanity and stylish mirrored cabinet.

The three additional bedrooms, all generously sized, are positioned at the rear of the home for added privacy. Each features built-in robes, new hybrid flooring, and quality window treatments. These bedrooms are serviced by a modern main bathroom, which includes a bathtub, shower, and a modern vanity with mirror storage. A separate WC is conveniently located nearby.

The laundry is well-appointed with a built-in linen press, a trough, and ample cupboard storage, with direct access to the outdoor drying area. The home is serviced by a gas storage hot water system and reticulated gas.

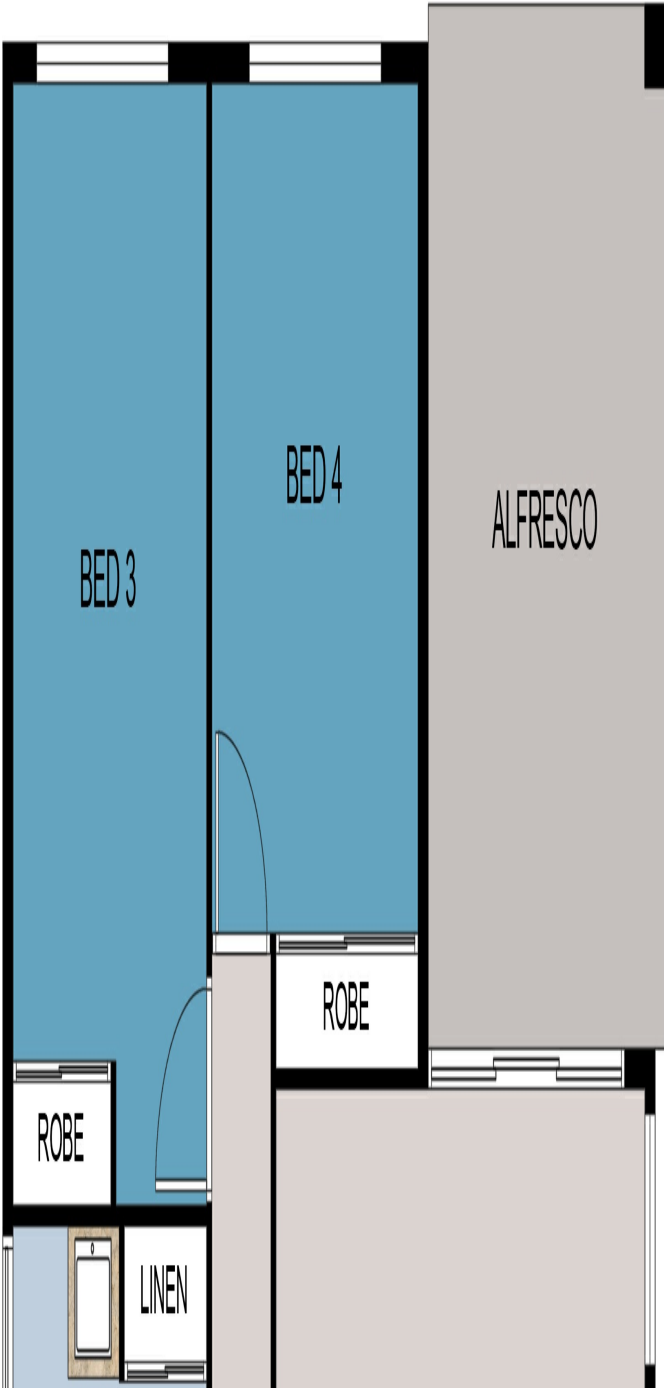
Outside, the property has been designed for low maintenance while still providing plenty of space to relax and enjoy the fresh Margaret River air. The under-roof alfresco area is perfect for outdoor dining and entertaining, featuring aggregate concrete flooring, LED lighting, and seamless access to the main living area.

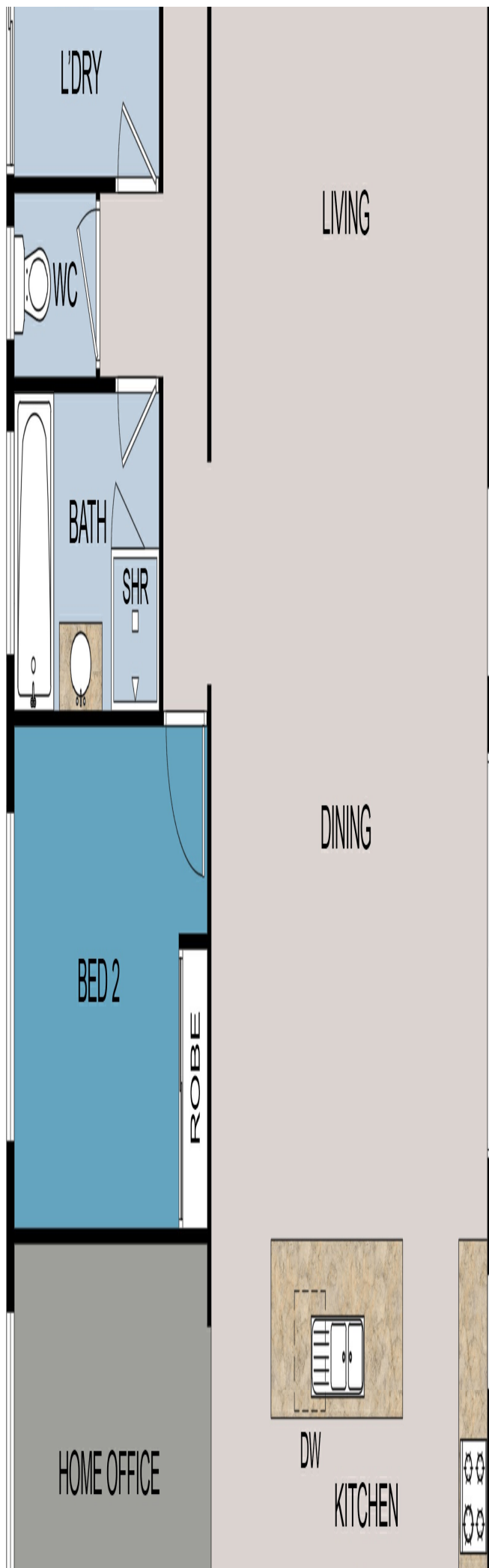
The gardens are beautifully landscaped and fully reticulated, featuring multiple fruit trees, raised veggie boxes, and lush lawns. A large 7m x 3m shed with a concrete floor provides excellent storage for tools, bikes, or outdoor equipment, with additional smaller sheds offering even more convenience. There is also a perfect spot to park your caravan/boat/trailer or extra cars.

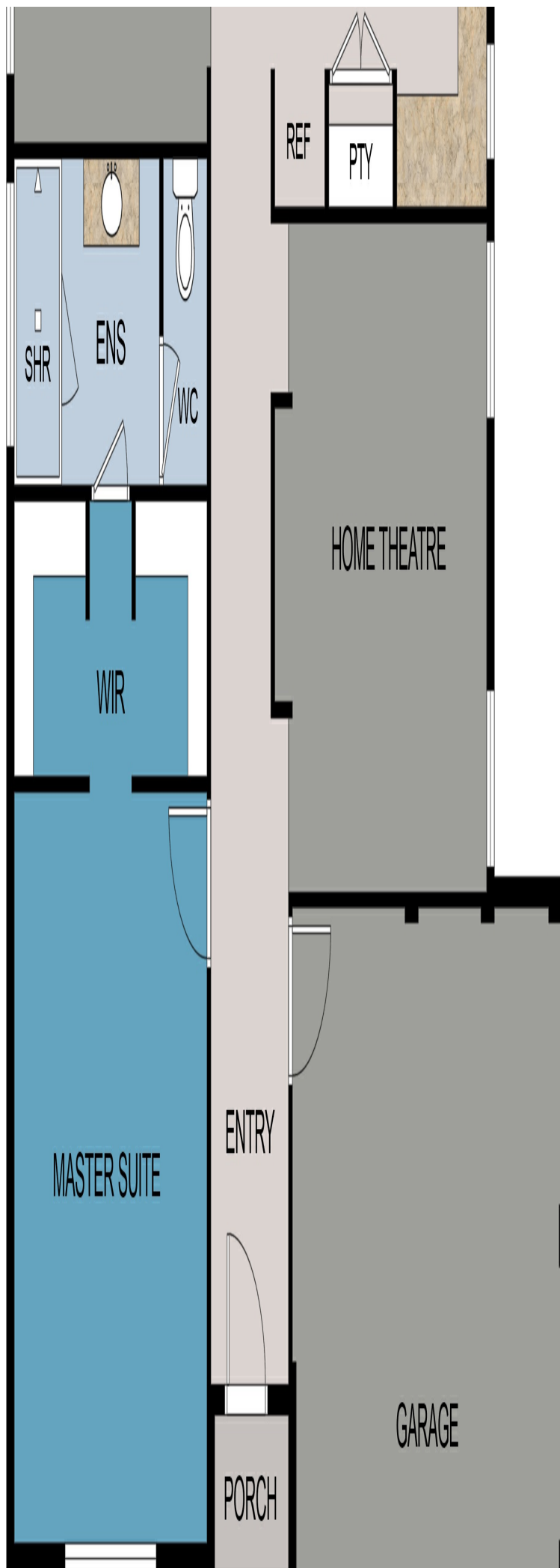
Sustainability is a key feature of the home, with a rainwater tank plumbed to the two WCs and the laundry, reducing water consumption and promoting eco-friendly living.

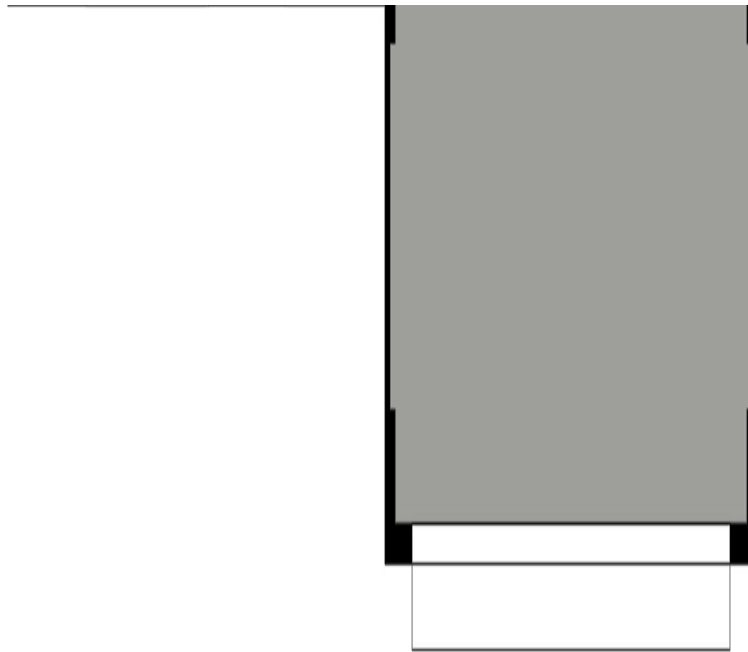
This home is truly move-in ready, with all the hard work done for you. Whether you're a growing family, a professional couple, or someone looking for a peaceful lifestyle close to all of Margaret River's incredible offerings, this property presents an outstanding opportunity.

Floor Plan









This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

10 Holbrook Street, Margaret River WA 6285



Title Documents

Certificate of
Title

Deposited
Plan

Document -
K485909

Document -
K501708

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



Megan Booth

m. 0427 480 745

megan@margaretriverrealestate.com.au

www.margaretriverrealestate.com.au

we put you first.

Our aim is to get you better results, faster.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price

\$860,000

12 months from 21-Apr-2024



Median Days on Market (House Sales)

49

12 months from 21-Apr-2024



Number of Houses Sold

143

12 months from 21-Apr-2024



Houses for Sale

42



Interested Buyers (House)

2701



Houses for Rent

12



Median House Price

\$860,000

12 months from 21-Apr-2024



Median Days on Market (House Sales)

49

12 months from 21-Apr-2024



Number of Houses Sold

143

12 months from 21-Apr-2024



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