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Welcome

Thank you for your interest in 4/18 Town View Terrace, 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



4/18 Town View Terrace, MARGARET RIVER

**CHARMING 3-BEDROOM VILLA IN PRIME
LOCATION - IDEAL FOR SHORT STAY
HOLIDAYS**

OFFERS

1 Living Area

Split System Air Conditioni
ng

Courtyard

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

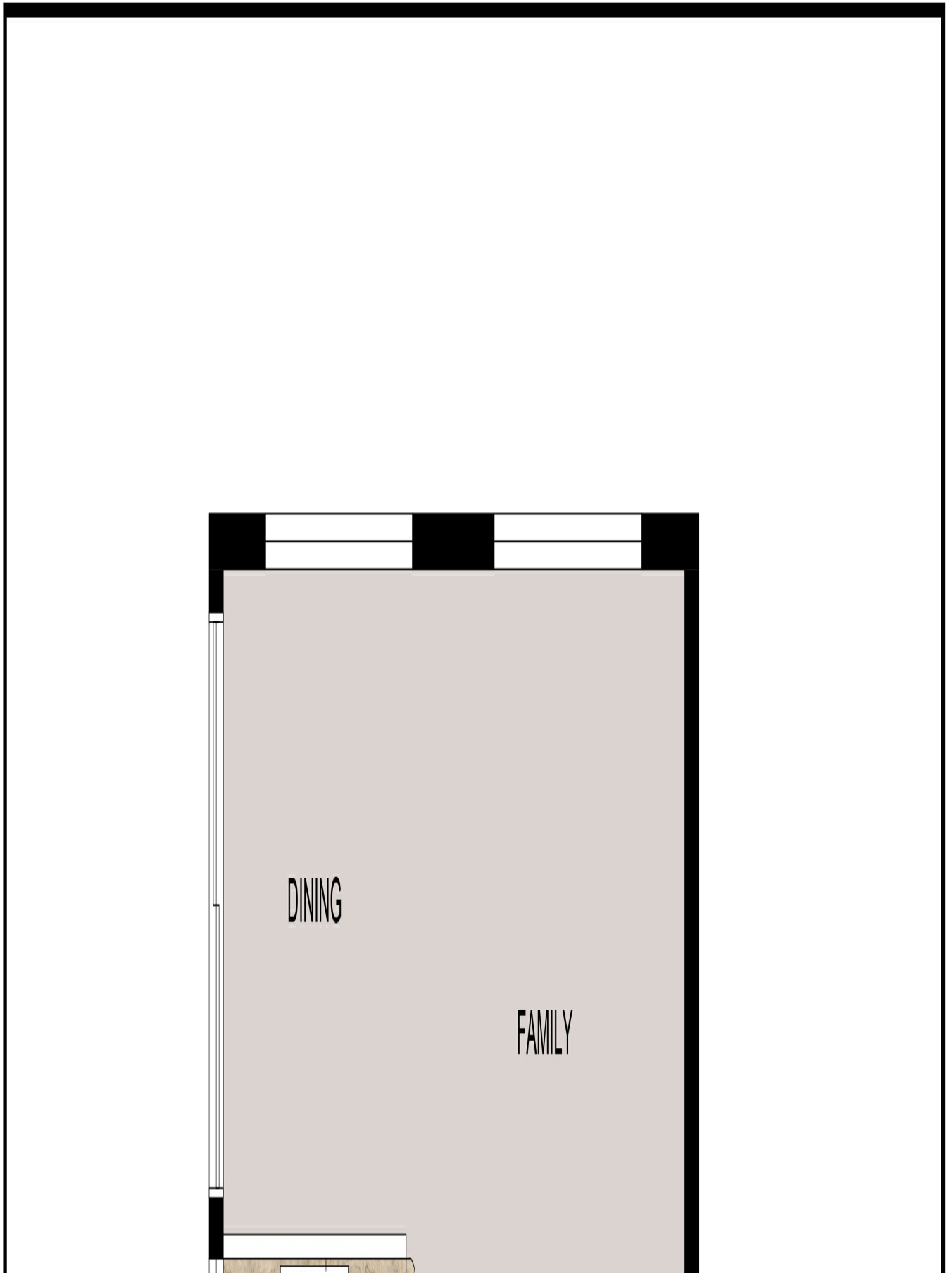
This well-maintained villa offers the perfect opportunity for those seeking a property in one of Margaret River's most desirable locations. Just a short walk from the bustling main street caf[☑] strip, you'll find yourself surrounded by an array of eclectic shops, cafes, and restaurants, making it a sought-after destination for visitors. For nature lovers, the property is also close to the scenic river, forest, and bushland, allowing you to enjoy the natural habitats of Margaret River.

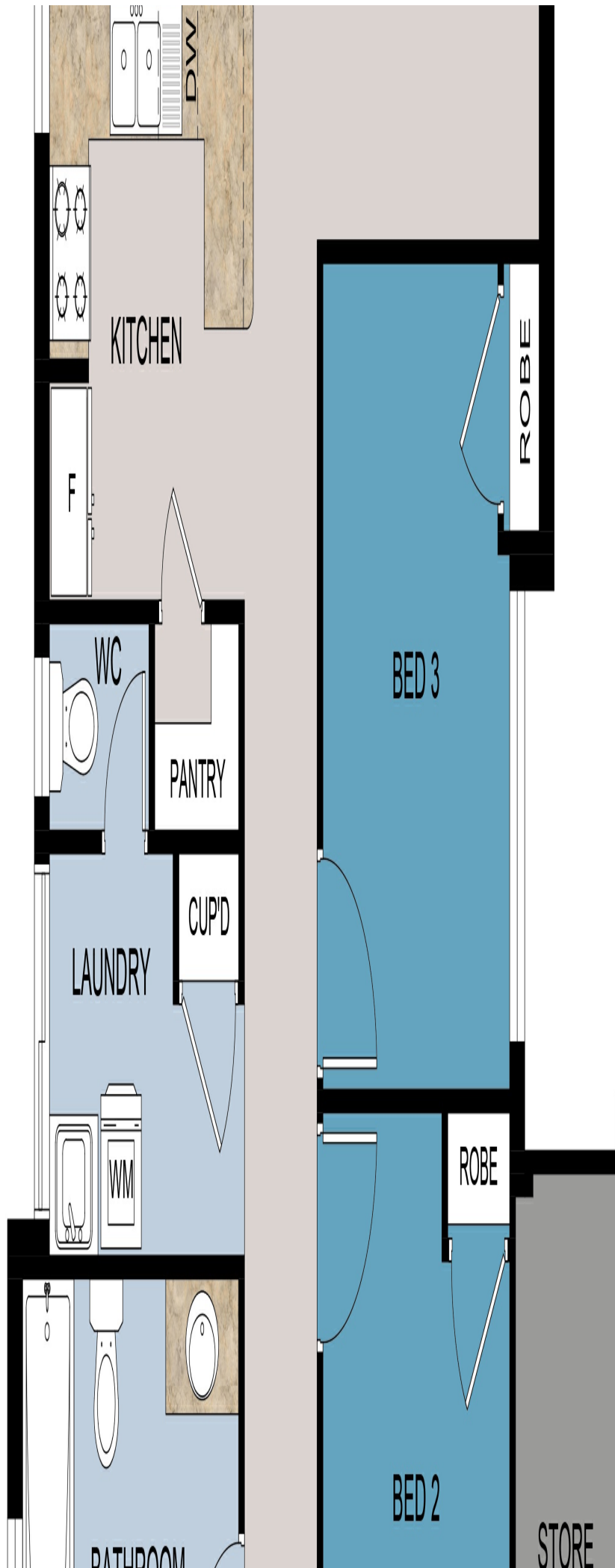
The villa features three spacious queen-sized bedrooms, each with built-in robes, providing ample storage space. The open-plan kitchen, dining, and family areas create a bright and inviting space for daily living and entertaining, all flowing out to an easy-care, private paved courtyard, perfect for enjoying outdoor meals or simply relaxing in peace.

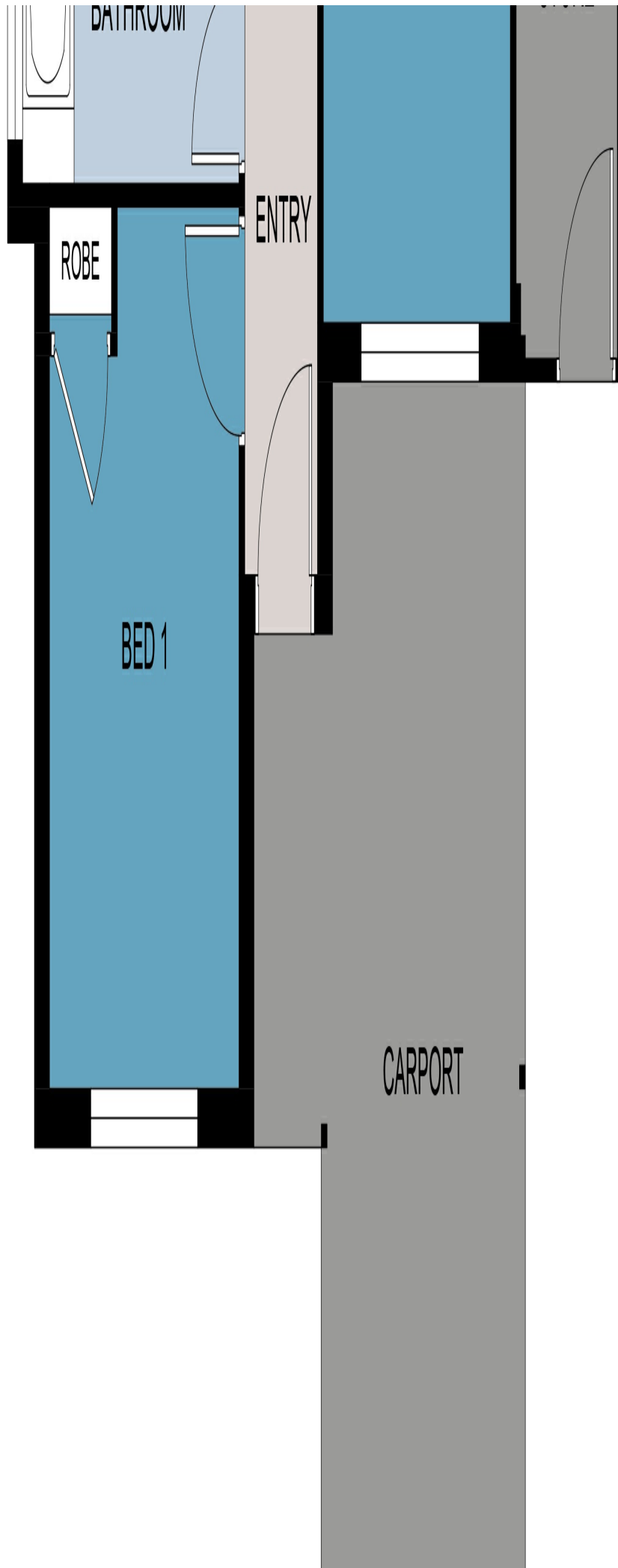
For comfort, the property is equipped with reverse-cycle air conditioning, ceiling fans throughout, and an electric storage hot water system. It also includes a family bathroom, 2 WC's and a good size laundry for added convenience. The villa provides an undercover single carport, as well as external storage for extra space.

With the option for short stay holiday approvals, this property presents an exciting opportunity for investment or as a perfect base for a relaxing getaway.

Floor Plan









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.

4/18 Town View Terrace



Title Documents

[Certificate of Title](#)

[Document NI798039](#)

[Strata Plan 44586 - Title List](#)

[Strata Plan 44586](#)

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



Vicki Genge

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we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price
\$800,000

12 months from 1-Feb-2024



Median Days on Market (House Sales)
14

12 months from 1-Feb-2024



Number of Houses Sold
153

12 months from 1-Feb-2024



Houses for Sale
43



Interested Buyers (House)
2454



Houses for Rent
5

Units



Median House Price

\$800,000

12 months from 1-Feb-2024



Median Days on Market (House Sales)

14

12 months from 1-Feb-2024



Number of Houses Sold

153

12 months from 1-Feb-2024



Houses for Sale

43



Interested Buyers (House)

2454



Houses for Rent

5

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