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Welcome

Thank you for your interest in 71 The Boulevard, 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



71 The Boulevard, Margaret River

Ultimate Living!!

**OFFERS
ABOVE**

2 Living Areas

Reverse Cycle Air Condition
ing

Outside Spa

Open Fire Place

Remote Garage

Secure Parking

Balcony

Deck

Floor boards

Courtyard

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

WOW is all I can say about this amazing property...ultimate living at its best!! This impressive family home featuring quality fittings and fixtures throughout, with one of a kind floor plan, owner-built, solidly constructed with limestone and colourbond roof all located on a corner block in sought after Riverslea Estate close to Parks, The Margaret River, walking trails but once the kids see the swimming pool and spa they will never want to leave?

Everything is on a grand scale with this amazing property including the three massive bedrooms all with high ceilings, new carpets and BIR's, two generous sized bathrooms, two separate living areas, an amazing, renovated kitchen with stone benchtops, walk in scullery, living area with a stunning gas fireplace including timber surround, built in bar area, laundry and the amazing outdoor area.

The home has a fantastic floor plan for families with the primary bedroom upstairs on the higher level off the second living area with views over to Halcyon Park and the trees in the distance, with the spacious minor bedrooms are located at the other end of the home. The main bedroom is larger than normal with views, a walk in robe including LED strip lighting, a large ensuite bathroom with separate WC, vanity and shower.

The heart of the home is the stunning open kitchen and living space where everyone will automatically gather to socialize with high ceilings, reverse cycle air con, tiled floors, custom bar area and direct access to the swimming pool and spa area, a perfect spot to watch the kids having fun outside. The home has a Sonus sound system in the main living areas, gymnasium and outside in the pool area.

Upstairs to where the second living area is located the features include gorgeous Blackbutt timber floors, reverse cycle air con and direct access out to the large timber deck area which has amazing views to the South and park. Down the staircase leads you to underneath the home where you will find a triple garage, large storeroom and an electric dumbwaiter, the ideal way to get your groceries upstairs to the kitchen.

The gardens are very low maintenance with mostly pavers, fake turf, a small veggie garden, large timber deck and a couple of fruit trees, a great outdoor space for a busy lifestyle.

If you are looking for a quality property in the popular Southwest Region, make your appointment today.



Title Documents

Certificate of
Title

Deposited
Plan

Document
Notification

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
\$750,250

12 months from 20-May-2023



Median Days on Market (House Sales)
57

12 months from 20-May-2023



Number of Houses Sold
127

12 months from 20-May-2023



Houses for Sale
61



Interested Buyers (House)
2601



Houses for Rent
20



Median House Price

\$750,250

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Houses for Sale

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Interested Buyers (House)

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Houses for Rent

20

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