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Welcome

Thank you for your interest in 4 Beech Drive, 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

Barry Granville
m. 0407 572 937

About the property



4 Beech Drive, MARGARET RIVER

SPACIOUS AND SECURE FAMILY LIVING

4  3  10 

FROM
\$780,000

1 Ensuite

1 Living Area

Split System Air Conditioni
ng

Reverse Cycle Air Condition
ing

Remote Garage

Secure Parking

Outdoor Entertaining

Shed

Fully Fenced

8 Open Spaces

Built In Robes

Discover your dream home in Margaret River! This solid brick and tile residence sits on a generous 649sqm block, offering the perfect blend of comfort, space, and security. With a well-thought-out floor plan, this home invites you to relax and enjoy its many thoughtful features.

As you step inside, you're welcomed by a cozy, carpeted front lounge with garden views. Beyond the nib wall, the open-plan dining and kitchen area is bright and airy, with large sliding doors leading to a spacious alfresco. Stay comfortable year-round with a reverse-cycle air conditioner in the living area and a slow-combustion fireplace, complete with a heat transfer kit that spreads warmth throughout the home. The generous U-shaped kitchen features ample storage, a walk-in pantry, a 4-burner gas stovetop, electric oven, and a large window that floods the heart of the home with natural light. The master suite, located at the front of the home, features a modern ensuite and walk-in robe, offering a private retreat. At the back, the spacious secondary bedrooms are bright and peaceful. Two of the bedrooms include built-in robes. The main

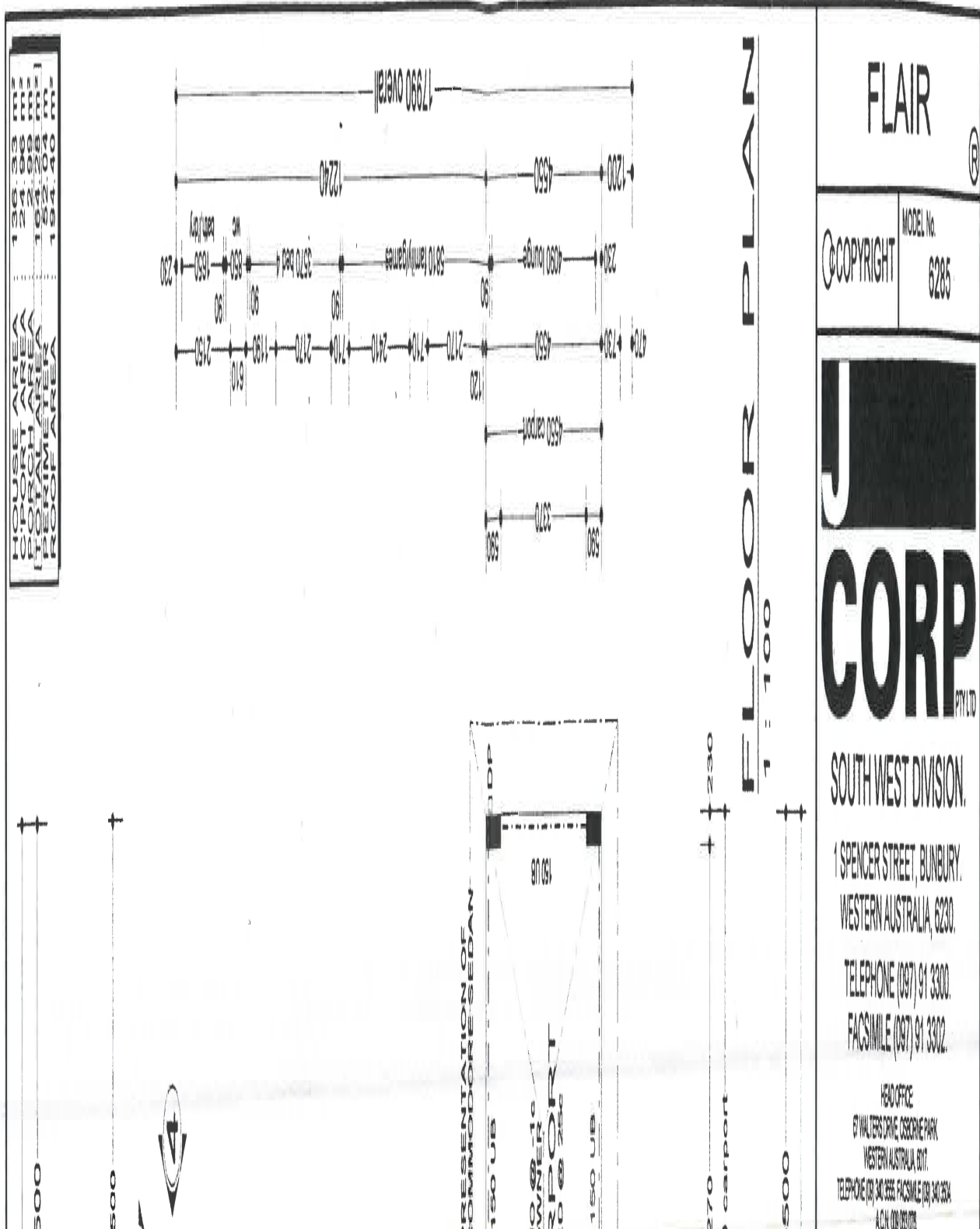
bathroom is perfect for family living, featuring a rain showerhead, separate bath, and a separate WC. The laundry has great functionality, a large linen cupboard and convenient external access to the washing line.

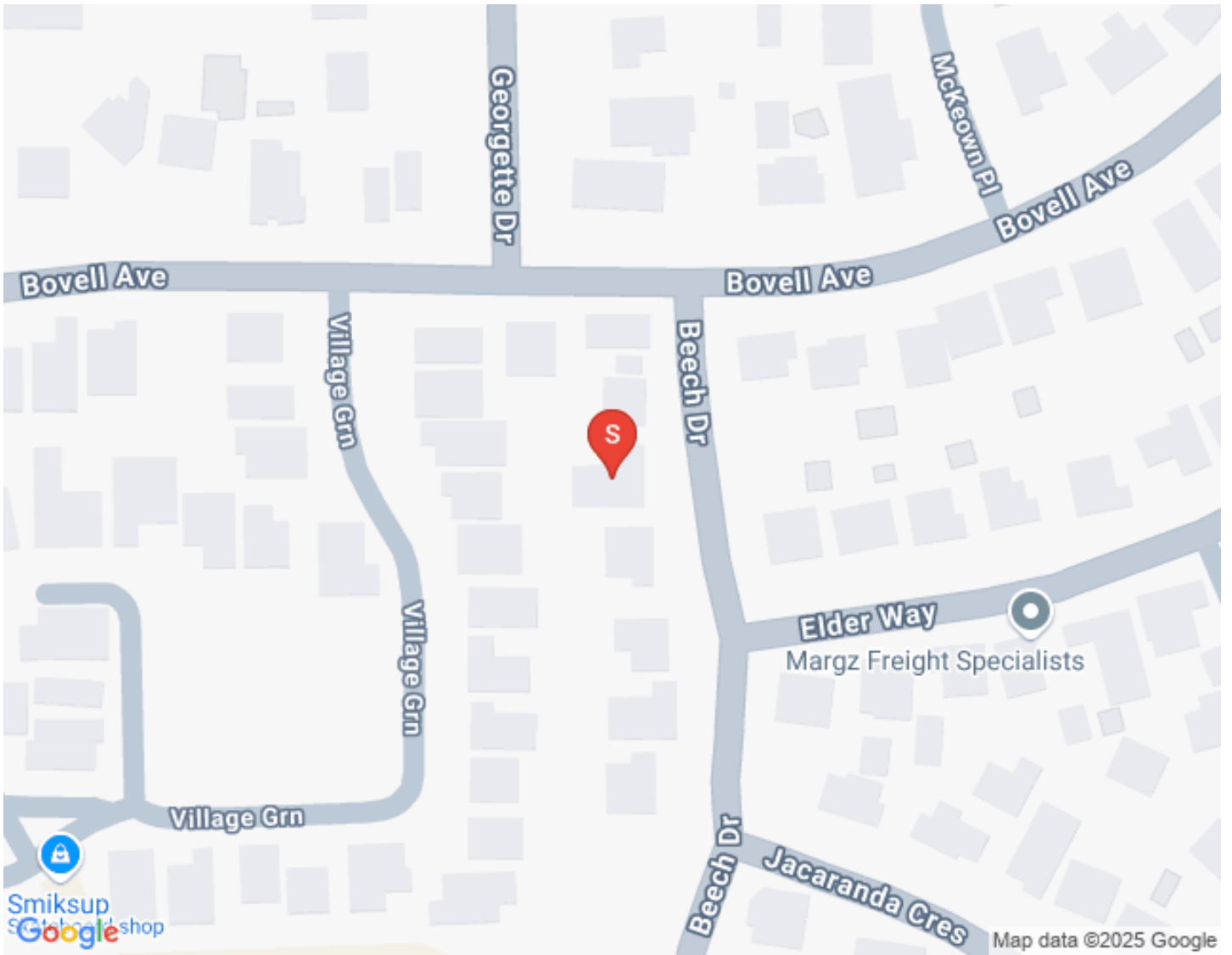
Mesh security screens on the doors offer extra protection, while the blend of sheer and blackout curtains creates an ideal mix of natural light, privacy, and climate control.

Outside you'll find the expansive north-facing lawn and covered alfresco area, featuring stunning Jarrah beams and a statement light fixture providing the perfect setting for outdoor relaxation. Surrounded by tall gum trees, this is a special space the whole family will enjoy. The easy-care garden includes freshly mulched beds, passionfruit vines, and stone fruit trees, with plenty of room to plant more if you're an aspiring gardener. A 4m x 3m garden shed and a separate wood shed offer added storage for your convenience. Parking is a breeze with a double garage, large side access, a paved area for up to 8 cars, and space for a caravan or trailer on the verge.

This home offers a fantastic lifestyle in a prime location  come see it for yourself!

Floor Plan





Title Documents

Certificate of Title

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
\$813,500

12 months from 18-Mar-2024



Median Days on Market (House Sales)
14

12 months from 18-Mar-2024



Number of Houses Sold
146

12 months from 18-Mar-2024



Houses for Sale

46



Interested Buyers (House)

2668



Median Rental Price (Houses)

\$700

12 months from 18-Mar-2024



Houses for Rent

14

Units



Median House Price

\$813,500

12 months from 18-Mar-2024



Median Days on Market (House Sales)

14

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Houses for Rent

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About the Margaret River Region

About the 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