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Welcome

Thank you for your interest in 7/14 Willmott Avenue, 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



7/14 Willmott Avenue, Margaret River

TREETOP COTTAGE - SHORT STAY ONLY

**OFFERS
ABOVE**

1 Living Area

Reverse Cycle Air Condition
ing

Balcony

Deck

Built In Robes

This is one of the few areas in Margaret River that is zoned for Tourism short stay holiday accommodation, providing a great income for anyone looking to add to their real estate portfolio. Treetop Cottage is fully furnished and already has bookings in place for the next few months through various different short stay websites.

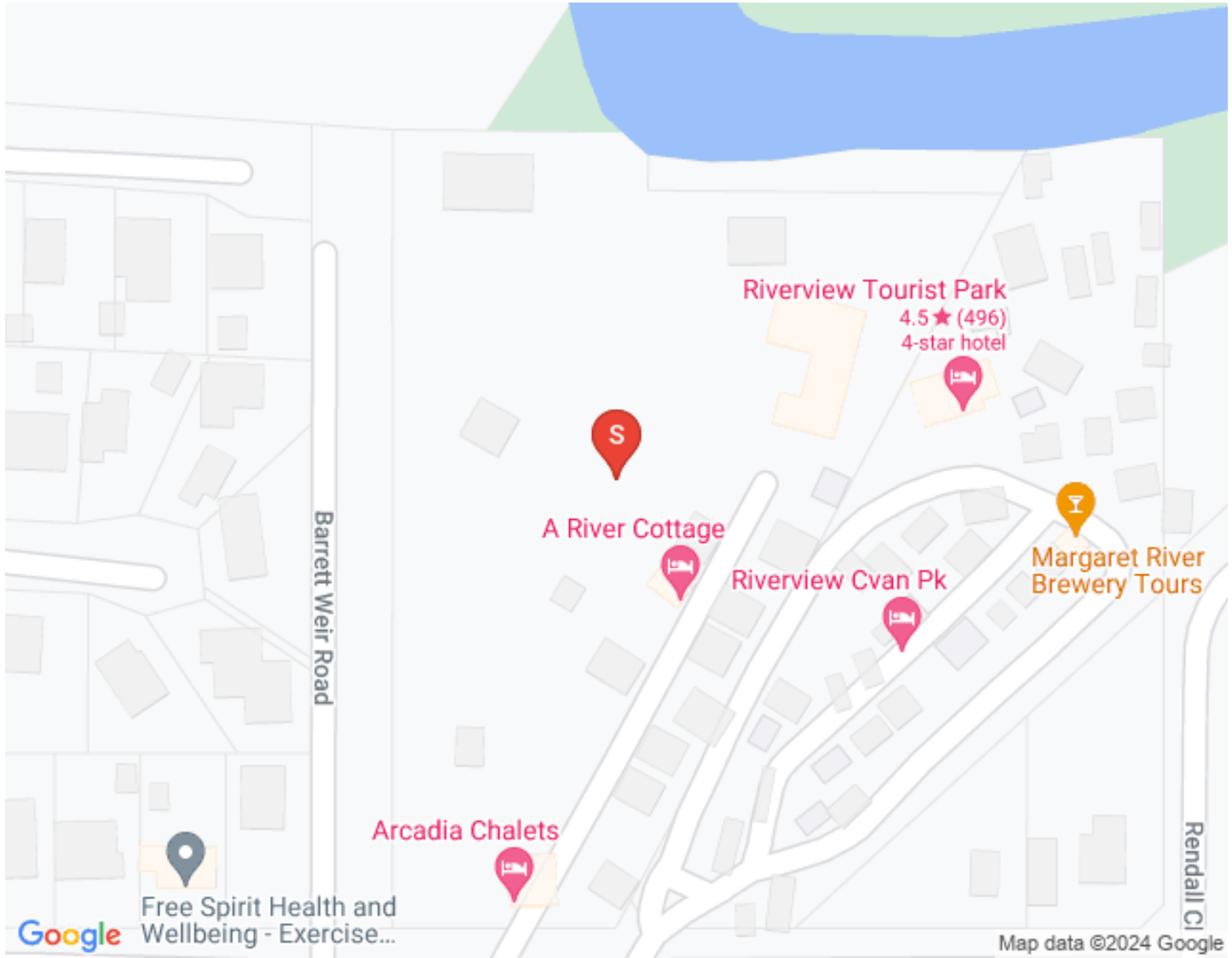
Arcadia' runs down to the Margaret River and State Forest, and it's only a 10mins walk to the main street cafes, shops and sporting facilities. Enjoy the extensive walks and cycle trails through the forest, picnic on the Margaret River.

The cottage is built over 3 levels with the main living area downstairs featuring a slow wood combustion heater, tiled floors and reverse cycle air con. The second level has a bathroom/laundry combination with direct access out to the backyard, renovated kitchen, reverse cycle air con and the main bedroom. Also, on this level at the top of the stairs is direct access out to the private backyard with low maintenance gardens, fake turf and clothesline. Level three has two further spacious bedrooms, both of which have sliding door access to a generous decked balcony with fabulous tree top views.

This is great buying in this HOT market so get in quick to book your private inspection.

* Please note inspection times will be restricted due to the Holiday Season, please call to

arrange.



Title Documents

**Certificate of
Title**

**Strata Plan
27826**

**Document
F833403**

**Document
G104674**

**Document
N808981**

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 21-May-2023



Median Days on Market (House Sales)

57

12 months from 21-May-2023



Number of Houses Sold

127

12 months from 21-May-2023



Houses for Sale

61



Interested Buyers (House)

2601



Houses for Rent

20



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Interested Buyers (House)

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Houses for Rent

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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