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## Welcome

**Thank you for your interest in 36/6 Tunbridge 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**

*Craig Bamford*  
*m. 0417 922 223*

## About the property



**36/6 Tunbridge Street,  
MARGARET RIVER**

**TOWNHOUSE IN THE HEART OF  
MARGARET RIVER**

**FROM**

**\$850,000**

Air Conditioning

Balcony

Dishwasher

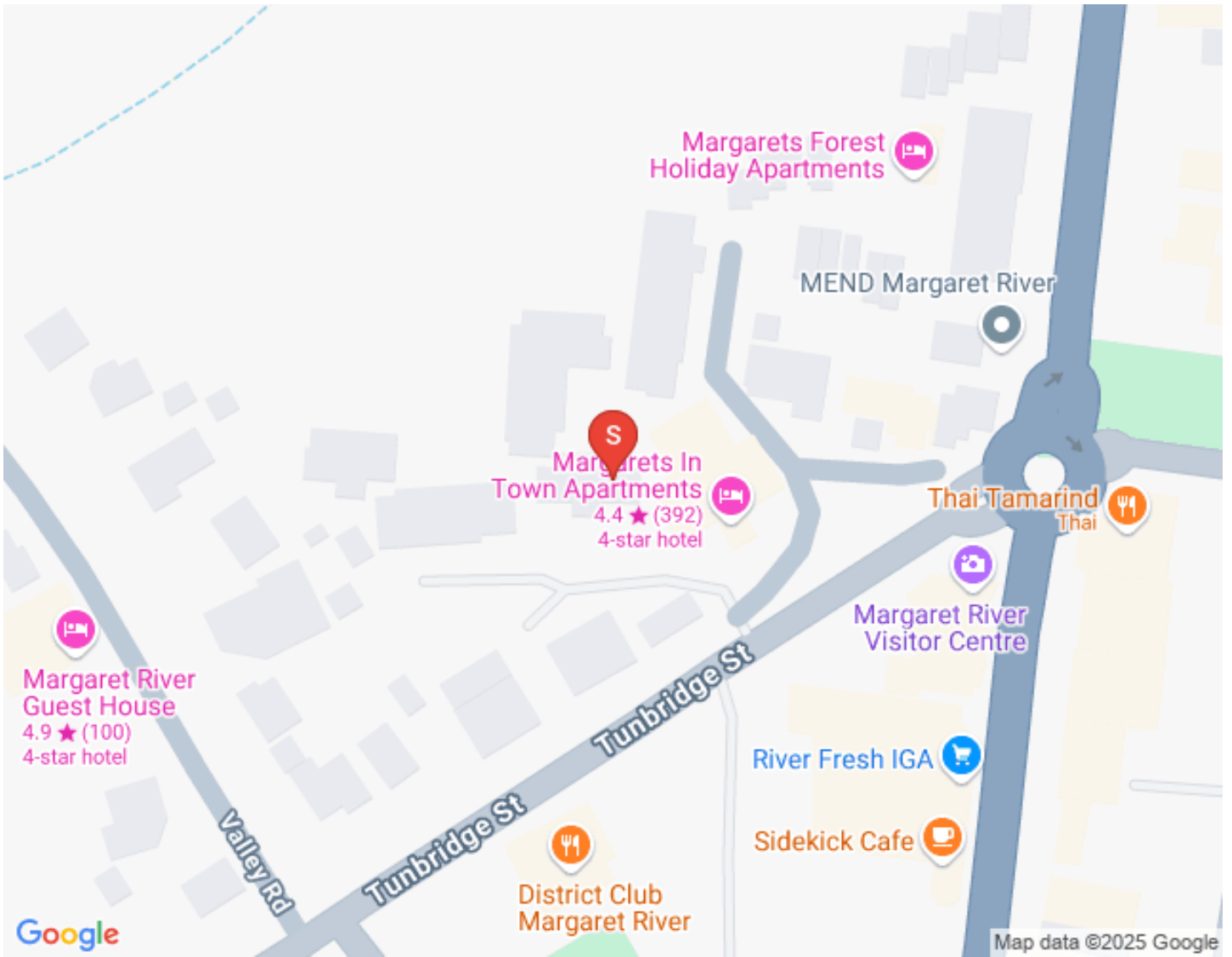
Wow! What a great opportunity to get your hands on one of these fantastic two storey Townhouses smack dab in the heart of Margaret River. Offering both the choice of short stay holiday accommodation and the option to live in full time, these are truly unique and will suit a vast variety of buyers looking to secure a property in Margaret River that provides choice. Continue to manage to the lucrative holiday market and block out periods for yourself to enjoy when you can get away from work. Or simply move in and enjoy living right in town. Walk with ease to grab a coffee, have a meal, grab the newspaper or pop out for a drink. Fly in Fly out workers can always do a combination of the two. Live in when you are off work and do the holiday market when you fly out. Or just lock up and leave so you and the family can use at your leisure.

The floorplan is fabulous with all 3 bedrooms upstairs, Master with Ensuite and Balcony looking into town and two more bedrooms and the 2nd bathroom. Downstairs is an open plan lounge area, adjoining dining area and fully equipped kitchen with access to great sized all weather undercover alfresco area. As well as a laundry, under stair storage and additional WC.

Undercover parking and a storeroom adjoin the entrance which is hidden away by lovely, landscaped gardens. The Townhouse is part of a complex that comes with a pool, tennis court and a bar, and the strata looks after all the upkeep of the gardens and resort facilities. So, more time for owners to enjoy all the trappings of our wonderful Margaret River region.

Viewing of Apartment 36 is by appointment only as it is booked solidly, and viewings have to be

arranged after guests check out. To arrange an inspection, contact Craig Bamford exclusive agent to 36/6 Tunbridge St, Margaret River on Mob: 0417-922223 or Email: [craig@margaretriverrealestate.com.au](mailto:craig@margaretriverrealestate.com.au)



## Title Documents

**Certificate of Title, Notification, Title List**

**Strata Management Statement**

**Strata Plan 46318**

## 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



Craig Bamford

m. 0417 922 223

craig@margaretriverrealestate.com.au

[www.margaretriverrealestate.com.au](http://www.margaretriverrealestate.com.au)

**we put you first.**

## Margaret River WA 6285

*Suburb Snapshots*

### Houses



Median House Price

**\$860,000**

12 months from 4-Apr-2024



Median Days on Market (House Sales)

**49**

12 months from 4-Apr-2024



Number of Houses Sold

**143**

12 months from 4-Apr-2024



Houses for Sale

**42**



Interested Buyers (House)

**2701**



Houses for Rent

**12**

## Units



Median House Price

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Houses for Sale

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Interested Buyers (House)

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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**