

11 Georgette Drive, Margaret River, WA 6285

House For Sale

Friday, 14 June 2024

11 Georgette Drive, Margaret River, WA 6285

Bedrooms: 3

Bathrooms: 1

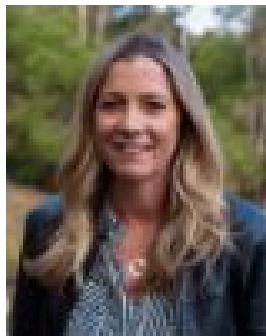
Parkings: 2

Area: 900 m²

Type: House



Clare Andrews
0897805777



Sarah Twine
0897567500

Above \$795,000

This classic 1979 solid brick Margaret River home still boasts the high quality, brightly patterned carpets and tiles and sits proudly on an old-school large block with a massive back garden and deep front verge. It is both an investor's choice or family's ideal home. Built by a reputable Busselton builder, this red brick home was designed to last, with robust materials and craftsmanship. The internal jarrah stud framed walls allow for easy modifications, and the jarrah extends through the home with door and window frames as well as skirtings - rarely found today and highly valued. We also love the clever use of sliding doors to close off areas for privacy as well as more efficient heating and cooling. Beautifully quirky tiles are found in the kitchen and bathroom and are highly sought-after today, although expensive and rare to find. You'll also love the original tapware! All 3 bedrooms are generously sized with large windows, and the substantial laundry with great storage adds convenience. The east-facing back veranda provides ample space for all year-round outdoor living, and the enclosed rear yard has side access for a mid-sized vehicle. There's potential here for adding a spacious shed or granny flat to make the most of this in-town position. This rare gem is ideally located just opposite Margaret River Primary School, with the Main Street just 450m walk away. Sports, medical, and cultural facilities are all within 1km. Situated inside the Shire's Short Stay Permissible Area, this property offers the possibility of short-term holiday leasing (STCA), allowing you to generate income while still enjoying the home for your own getaways. Offered for sale with vacant possession, the property also offers investment opportunities having been a reliable rental until recently maintaining long term-tenants paying \$700/week. Don't miss this opportunity to recapture the magic of yesteryear in a prime location! Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628