

11 Mann Street, Margaret River, WA 6285

space 

House For Sale

Sunday, 4 February 2024

11 Mann Street, Margaret River, WA 6285

Bedrooms: 1

Bathrooms: 2

Parkings: 5

Area: 2029 m2

Type: House



Paul Manners
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EOI in the \$1.2m range

An unforgettable experience: This architecturally designed home offers a harmonious living environment, with various entertaining opportunities for the forever evolving needs of modern life. The beauty in the unique design compliments sustainability and the nature of the place whilst being practical and delightful.

THE DESIGN The residence's iconic 1980s Margaret River style immaculately combines rammed earth, zincalume roof and a variety of locally sourced timbers. Nature is captured in each living space through the expansive windows and sliding doors. The front deck and adjacent terrace expand the primary outdoor living area to command an outlook of protected bushland. Light-filled spaces with high-raked ceilings, brightly rendered walls, and timber features flow throughout, from the kitchen to the quaint living areas. An office/desk space with adjacent built-in shelving is a subtle feature of the central space. The bespoke fireplace in the sunken lounge room provides warmth and atmosphere in the cooler months. For the warmer months, the windows and sliding doors allow cross ventilation to keep the place cool. Calmness and privacy extend into the bedroom, which features a private ensuite and garden views.

ALFRESCO The sliding glass doors from the living and lounge rooms create a seamless transition between inside and out, leading to the delightful entertaining spaces. North-facing, the main decked space expands across the front of the house with steps leading down to a grassed terrace. The granite feature wall defines this additional living space and complements the natural bushland and gardens.

THE STUDIO Total immersion in the rich and ever-changing environment, the 14 sqm timber-framed structure features an earthspace feature wall and fine timber inside. Complete with a bathroom, the area is an ideal studio space. It is the perfect retreat for visiting family and friends in the far corner of the 2029 sqm block, behind the residence.

THE DOME The geodesic dome is the ultimate workshop space. 6m in diameter and 4.7m high, this unique structure can also be used as a garage or whatever your imagination determines.

MEDITATION SPACE The ultimate retreat is to practice mindfulness and be in touch with nature and its elements. This purposely built Zen space has been designed with a combination of rendered curved walls and features a unique array of empty wine bottles, with a day bed as a central feature.

ADDITIONAL INFORMATION 2029 sqm block size in an established neighbourhood Laundry which supplements the kitchen facilities In-floor heating in the living area Reverse cycle split system 8 solar panels installed with an additional 8 Suntek panels to increase to 2.5kw (3kw inverter capacity) Two driveways with discrete guest parking Under the house roof carport 40 sqm 3.6 m high covered area/carport/recreation space

This magnificent property combines modern facilities with sustainable design features to offer year-round living experiences. Located amongst world-class wineries and galleries, 11 Mann Street is only a 4-minute walk into Margaret River's town centre. For a private inspection, please contact Paul Manners, your Space Southwest Property Specialist.