

# 13 Barrett Street, Margaret River, WA 6285



## Sold House

Friday, 18 August 2023

13 Barrett Street, Margaret River, WA 6285

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 914 m<sup>2</sup>

Type: House

## Contact agent

Tucked quietly down a private cul-de-sac on the edge of the Margaret River overlooking the tall trees of the forested river reserve, Barrett Street is a well-kept secret amongst the locals. On offer is a quiet, north facing position that is super convenient to the main street of Margaret River. Held by the current owners for over 22 years and carefully maintained, this is a solid lifestyle investment opportunity. Walk to the main street shops, restaurants and for the kids a short ride to both the primary and secondary schools and sporting amenities. A fantastic balance between convenience and tranquillity. A quintessential Margaret River lifestyle location. Relax in your elevated private front yard, overlooking the tall timbers of the forest and settle into the bird song across the road. Take one of the many walks along the Margaret River or bike through the trails, in the warmer months swim or kayak in the Margaret River, a short stroll from your front door! The inviting residence is designed up to take full advantage of the elevated location. Thoughtfully designed to capture the northern orientation to the forest and boasting high ceilings throughout the large open plan kitchen living area, the home conveys a true sense of light, space and wellbeing. Central Bayview window captures the forest vista and from the kitchen your gaze is continually drawn to the tall trees across the road. You will enjoy the well-appointed kitchen with Rayburn slow combustion stove, Fisher and Paykel double draw dishwasher, Smeg oven and gas cook top along with the walk-in pantry. A breeze for entertaining with Granite transformation tops and central bench for guests to gather and soak up the warmth of cooking on the wood fired stove. Summer time BBQs never looked so good in the front garden under the veranda in the speckled shade of the tall trees, or a massive family gathering in the back yard with room for a decent game of cricket, perhaps a pool? Plenty of room for family and friends with four bedrooms and two bathrooms along with a second living area and large laundry room. The master bedroom is generous in size with built in robes and the luxury of a corner bath ensuite, located at one end of the house conveniently segregated from the other bedrooms. The three minor bedrooms provide plenty of family space and privacy when friends or extended family come to stay. The second living area, with access to the back yard, could be used for formal dining, kid's activities, or a dedicated TV/ games room. Generous in size the 914sqm rectangular block provides the perfect footprint to spread out with ample room in the backyard for a massive vegie patch, super-sized garage or a maybe even a granny flat or studio (STCA). Rear access is available for the boat or van and the fully fenced rear yard is secure for the little ones or furry friends. Don't miss your opportunity to secure a very desirable Margaret River address with a residence that stands the test of time. Large enough to accommodate family and friends, low maintenance perfect for a lock and leave, with potential down the track to value add on a large town block. Take a look at some of the homes on Barrett Street and you will soon realise that this is a location that has been well capitalised on by others, a lifestyle investment opportunity not to be missed. Extra features include:

- Large 914sqm town block.
- Highly desirable Margaret River address.
- Rayburn solid fuel and wood stove.
- Double draw dishwasher.
- Centre bench kitchen with extra storage.
- Quality window treatments throughout.
- Large laundry room with extra storage.
- Commercial grade Reverse cycle a/c.
- Vento retractable fan and artisan light fittings.
- Corner bath ensuite master.
- Bush pole verandas front and rear.
- Security screens on doors and master bedroom window.
- Fully insulated.
- Low maintenance gardens.
- Rear access.
- Potential to value add.

Please contact the Exclusive Sales Representative David Cross on 0439 496 926 or david@jmwrealestate.com.au.