

**63 Exmoor Drive, Margaret River, WA 6285**



**House For Sale**

Monday, 8 January 2024

63 Exmoor Drive, Margaret River, WA 6285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3 m2**

**Type: House**



Craig Bamford  
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## OFFERS ABOVE \$1,395,000

This generously sized 3.23 Hectare (7.99 Acre) property is situated in an idyllic part of Margaret River. It is so convenient, but so quiet and private. Take a left turn at the end of the driveway and you can take a short cut to Prevelly Beach down a scenic treelined country road or continue on to take another short cut to Redgate Beach. Turn right at the driveway exit and take a short drive to the town centre of Margaret River only 5 minutes away. Feel like a meal or a bit of wine tasting? Landowners in this neck of the woods are so spoilt with world famous Vineyards for neighbour's. Xanadu is straight across the road, and Leeuwin Estate and Voyager are just around the corner. The property is predominately cleared with some lovely mature trees dotted throughout and boasts a dam to the rear of the property. There are 5 fully fenced paddocks all with troughs and there is another fenced off paddock with Dressage Arena. Storage is also substantial with a big 3 bay shed with adjoining workshop. Ample for Tractor, Mower, Boat and all the big boys' toys. Alongside this is a garden shed and another large shed that is currently housing a caravan, but in its previous life was a stable. Four water tanks supply water to the residence all year round. The homestead is located at the end of a pretty long gravel driveway and hidden away behind lovely established gardens boasting heaps of native local birds such as the Splendid Fairy-Wren and stunning Red winged Fairy-Wren. Consisting of four bedrooms, two bathrooms and two living areas, the residence could easily be taken to another level externally with a lovely current paint selection. Inside the home is very well presented and has an enormous family room adjoining the open plan lounge, dining, kitchen area. And the layout is ideal with the master bedroom with ensuite at the other side of the home from the remaining 3 bedrooms and second bathroom. Perfect to get away from the inevitable Margaret River guests that turn up to stay. In the winter months you have a choice of heating with a Split System Heater/Air conditioner or the cozy Slow Combustion Fireplace with Wetback to the Solar Hot Water System. Some landowners within this area have taken advantage of the potential to subdivide and have done so down to an average of 1 Hectare, and this property fairly and squarely fits into this opportunity as well with the current residence positioned to the front of the property and access to the rear of the property more than ample. Subject to the relevant authorities approval to do so. Inspection of 63 Exmoor Drive is by appointment only, so please make a time to view with exclusive Property Consultant Craig Bamford with Margaret River Real Estate First National.