

13 Stewart Street, Margaret River, WA 6285



House For Sale

Wednesday, 10 July 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 586 m²

Type: House



Sarah Twine
0897567500

\$1.2 million range

A cut above the rest due to exceptional design, build and finish, this special offering has a great sense of space with generous rooms and ceiling heights along with north-facing windows. There's a lovely natural feel thanks to the use of rammed limestone and timber. The property offers a low maintenance escape from the world whilst being a 5min walk to the bustling main street of town. This stunning home captures a quiet and peaceful ambiance in the heart of Margaret River. Perfectly positioned, all the cafes, bars and vibrant shopping precinct of Margaret River town centre are at your fingertips, as are the fabulous forest trails around the river. Positioned in one of the most sought-after streets in Margaret River on a low maintenance block, this charming property is in the AMR Shire's permissible area for Holiday House Approval. Don't miss out on this unique opportunity.

Overview of features:

- Lovely street appeal with pretty landscaping, a Chinese tallow (the beneficiary of a recent prune) and silver birches, and pathway leading to the entry via glass doors
- A rammed limestone feature wall creates an entry space, beyond which is the sensational open plan living room with windows facing north
- The solid timber floors, downlights and ducted A/C throughout make for easy living
- North and east facing windows have 'top down- bottom up' honeycomb blinds
- Kitchen is well-appointed and has a large stone topped island with Franke double sink, dishwasher, wide gas cooktop, electric oven and good storage
- At the front of the home is a third bedroom\office with floor to ceiling east-facing windows and triple sliding door built in robes
- A hallway behind the kitchen takes you to bedroom two, also featuring a triple sliding door built in robe
- Further along is a gorgeous bathroom with shower, heat lamp and fan, and wonderful bright tiles and colourful ceramic sink that beautifully enhance the rammed earth walls
- A convenient powder room has the same vibrant tiling
- Laundry has a wall of storage and outdoor access
- At the end of the hall is a beautiful main bedroom with barn door across a large walk in robe fully fitted-out, and also an ensuite bathroom with neutral decor
- Outside there is a paved alfresco under the main roof, paving along the north side and a terraced garden area and lawn section
- The yard area is fenced creating an enclosed area for pets and kids
- There is a single parking bay, and pull-in area for another car
- Tenancy until 22 Jan 2025

Town Centre: 650m
MR Rec Centre & HEART: 800m
Margaret River PS & SHS: 1.1km
Beach: 9.2km
Busselton-MR Airport: 55.3km
Perth Airport: 275km

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