

# 6 Spinebill Ramble, Margaret River, WA, 6285

## House For Sale

Friday, 30 August 2024

6 Spinebill Ramble, Margaret River, WA, 6285

Bedrooms: 3

Bathrooms: 2

Type: House



Sarah Twine  
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## **Down south character home with flexible living options**

Discover the charm of this country-style, three bedroom, two bathroom cottage, set amongst restful gardens just moments from town. This enchanting home exudes timeless appeal with its generous rooms, high ceilings adorned with ornate cornices, jarrah floors, and classic timber window frames. Step outside through French doors to enjoy the wide verandahs on the north and east sides, perfect for relaxing in any season.

The roomy main living areas feature a cozy wood fire and R/C A/C for year-round comfort. The generous kitchen offers spacious timber benches and overlooks the dining area, making it an ideal space for both everyday living and entertaining.

Jarrah floors continue through the three large, double bedrooms. The two bathrooms both include a combined shower over bath. One bedroom has direct ensuite access to a bathroom, and the other bathroom is currently utilised by the studio/bedsit arrangement explained below.

An interesting highlight of this property is the semi-self-contained studio, accessed from its own private entrance at the rear. Conveniently built into the sleepout, this space offers opportunities such as a BnB rental, a home business, or a teenagers living area. Adding flexibility and potential rental income. Alternatively, the studio can easily be reconnected to the main house by reopening the sealed doorway off the kitchen-dining area.

Additional features of this delightful property include solar PV panels for energy efficiency, ample under-house storage, a charming garden shed, and an outdoor laundry plumbed to drainage.

This sweet cottage offers you the original Margies down south lifestyle, where you can grow your vegies and enjoy your serene retreat.

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