

8 Walkington Avenue, Margaret River, WA 6285



House For Sale

Saturday, 29 June 2024

8 Walkington Avenue, Margaret River, WA 6285

Bedrooms: 3

Bathrooms: 1

Area: 920 m2

Type: House



Tim Beeson

0401048388

Offers above \$825,000

*****NOTE MORE PHOTOS WILL BE AVAILABLE SATURDAY*****Whether you see an investment gem or your new home, this convenient, flexible property in the heart of Margaret River presents a rare and captivating opportunity for developers, investors and owner occupiers alike. With a generous 920sqm of land and the current R30/40 zoning to work with, 8 Walkington Avenue boasts immense development potential, offering the possibility of both Green Title and Strata subdivisions. Furthermore, it sits within the permissible zone for short stay accommodation, in accordance with the Augusta Margaret River Shire's local planning policy, enhancing its appeal as a lucrative investment in this tourist town. This charming renovated cottage, set forward on the block, features a flexible floor plan with 3-4 bedrooms—or a combination of living spaces and office—a modernised bathroom, and a central living area bathed in natural light from a large skylight. The warmth of a wood stove adds to the ambience, while the refurbished kitchen, resplendent with Marri timber benchtops and classic Jarrah floorboards, infuses the home with local character. Step outside to discover the sun-drenched, north-facing rear deck with a vine-covered pergola providing filtered shade during the summer months. The expansive backyard, replete with a variety of mature fruit trees and fertile vegetable gardens, faces onto a rear laneway that provides a handy additional access point. Perfect for young families, this residence is ideally situated opposite the Margaret River Primary School on the other side of the laneway, and within an easy walk to the high school and main street of Margaret River. For investors, the property's prime location, short stay capability, and subdivision potential signify a wise addition to any portfolio. For families, couples or singles, this lovely home offers ample scope for personalisation and further refinement if you so choose. But as it's already benefited from a renovator's touch, it needs nothing but a new family to move in and enjoy it. Please call Tim Beeson from The Agency Margaret River to organise and inspection of this amazing opportunity. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.