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Welcome

Thank you for your interest in 120/96 Bussell Highway, Margaret River.

At First National Real Estate Margaret River, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for your new property.

Yours sincerely,

First National Real Estate Margaret River

Craig Bamford
m. 0417 922 223

About the property



**120/96 Bussell Highway,
Margaret River**

**OPPORTUNITY KNOCKS....TOWN CENTRE
APARTMENT**

**OFFERS
ABOVE**

Split System Air Conditioni
ng

Balcony

Broadband Internet

Built In Robes

Dishwasher

The zoning of this unit is ideal with an option to live in full time, continue to rent to the short stay holiday market. Alternatively, you can manage yourself and head "Down South" and use the villa when it's not booked out or block out periods where family and friends can use as well. Currently generating a healthy monthly income within the larger complex of Margarets Forest, this is an absolutely ideal location to base yourself.

Margaret River bustling Cafe strip is right out front with its many restaurants, bars and wide variety of retails stores. All just a very short walk away. Leave the car at home and walk to everything and you can jump on The Rails to Trails also very close by for a bushwalk or ride to nearby Mountain Bike Tracks.

The floorplan of the unit works very well with both the good-sized bedrooms downstairs. One with its own built-in shower and the main bathroom is downstairs as well. Plenty of under stair storage and a lock up store shed for consumables to run short stay or even store some outdoor and sporting equipment.

Upstairs the large open plan living area adjoins a balcony overlooking the central courtyard. The laundry and a second toilet are conveniently located upstairs as well.

To inspect contact Craig Bamford Exclusive Property Consultant to Unit 120/96 Bussell Highway.
Mob: 0417-922 223 Email: craig@margaretriverrealestate.com.au

Offers Above \$590,000

Floor Plan



Title Documents

[Certificate of Title](#)

[Strata Plan 37982](#)

[Title List](#)

Locally owned, with national reach

Margaret River Real Estate First National

Our company

Margaret River Real Estate First National is the first choice for the most advanced real estate services. We facilitate the sale, rental and management of land, residential, lifestyle, rural, industrial and commercial property in the heart of the South West Capes of Western Australia.

If you've been waiting for the ideal time to buy, sell or lease property...it's now. Let us show you why!

...and whether you choose Margaret River Real Estate First National to **buy, sell, rent or manage** your property, you can be sure we'll offer you carefully tailored solutions, the highest level of professionalism, expert local knowledge and the most experienced, highly regarded real estate agents and property managers in Margaret River.

Our aim is to get you better results, faster.

Your agent



Craig Bamford

m. 0417 922 223

craig@margaretriverrealestate.com.au

www.margaretriverrealestate.com.au

we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price

\$813,500

12 months from 1-Apr-2024



Median Days on Market (House Sales)

14

12 months from 1-Apr-2024



Number of Houses Sold

146

12 months from 1-Apr-2024



Houses for Sale

46



Interested Buyers (House)

2668



Houses for Rent

14

Units



Median House Price

\$813,500

12 months from 1-Apr-2024



Median Days on Market (House Sales)

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Number of Houses Sold

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12 months from 1-Apr-2024



Houses for Sale

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Interested Buyers (House)

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Houses for Rent

14

About the Margaret River Region

Explore our region



Margaret River is one of Western Australia's best tourist draw cards as it is world renowned for its winemaking, spectacular surf breaks and coastal scenery. Towering forests and picturesque vineyards provide scenic delight above ground whilst magnificent limestone caves form unique beauty underground. Located just 300 kilometres south of Perth, Margaret River is a holiday destination that is accessible to all and each year, some 1,500,000 overnight visitors embrace the diversity of this surfing, scenic wine growing region. The Augusta Margaret River region is enriched with wide range of cultures, characters and activities and supports a local population of approximately 15,000, making it one of the fastest growing shires in Australia.

Cowaramup

Gnarabup

Gracetown

**Hamelin
Bay**

Karridale

**Margaret
River**

Prevelly

**Rosa
Brook**

Witchcliffe