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## Welcome

**Thank you for your interest in 4 McKeown Place, 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



**4 McKeown Place, Margaret River**

**MARGARET  
RIVER...LOCATION...LOCATION**

**OFFERS  
ABOVE**

2 Living Areas

Inside Spa

Courtyard

Outdoor Entertaining

Fully Fenced

Dishwasher

Hidden away at the end of a very convenient, private and peaceful Cul-de-sac location is this spacious home on a big old fashioned sized block. Oh, so close to Town Centre, Schools, Sports Facilities and all the amenities you could ask for, living here will be fantastic for both mum and dad and the kids. Leave the cars at home and walk or cycle with ease. Set on 904m<sup>2</sup>, there is plenty of room to house a small army and plenty of room for a Vegie Patch, Chook Run and space to play and entertain.

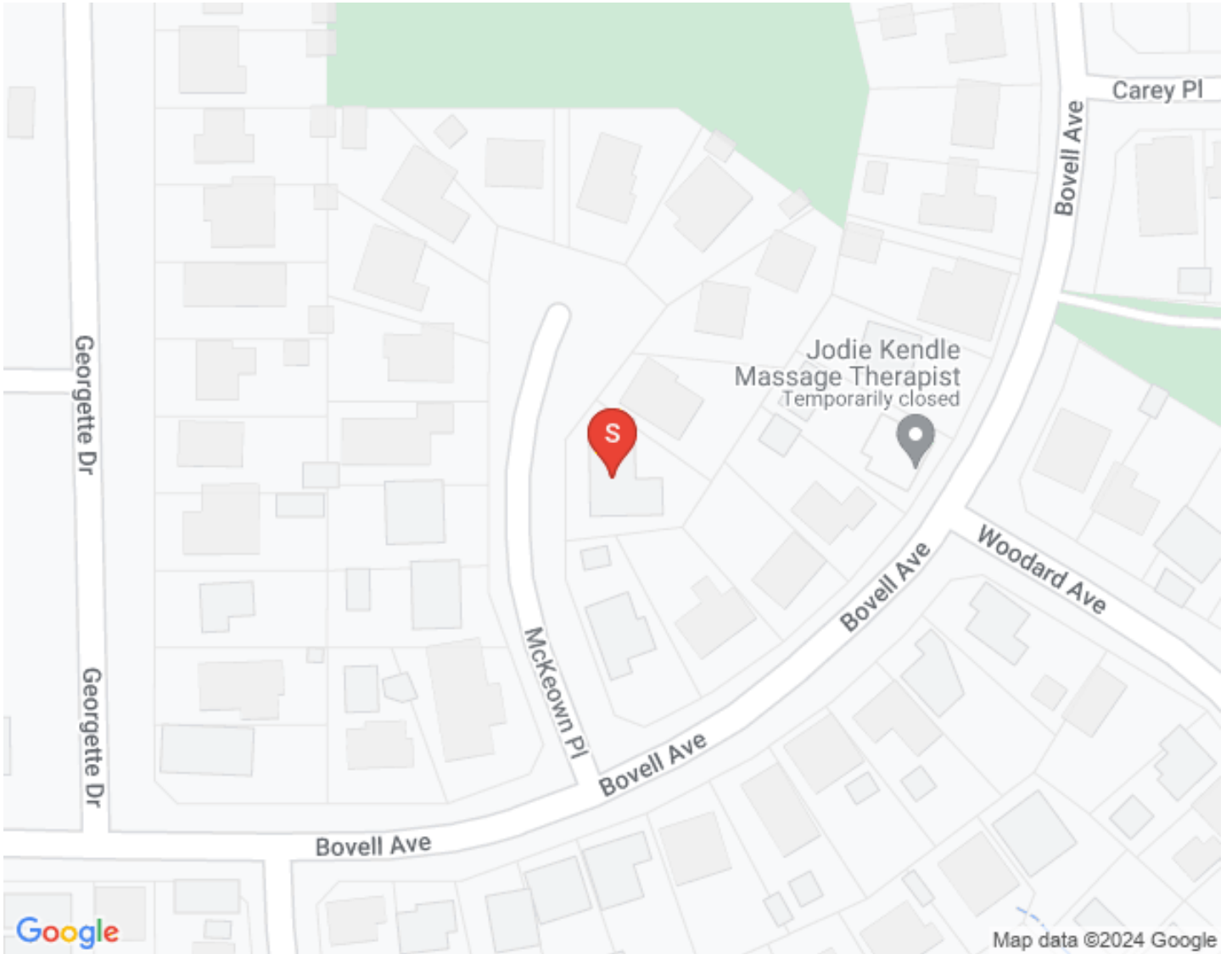
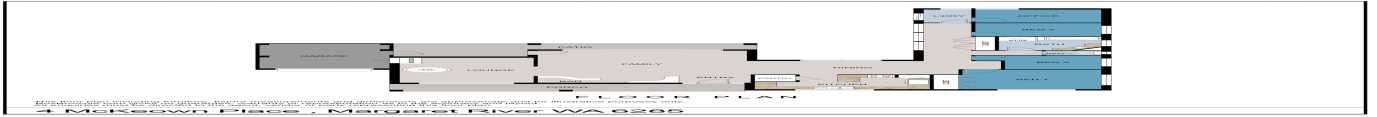
The house boasts multiple living spaces internally and externally and has generous proportions throughout. Particularly the huge inside open plan living areas. Tucked away out the backyard is a fabulous freestanding Studio, ideal for visitors, teenager's getaway or workspace. It's a cracker. Guests and family alike will certainly fight over who gets their hands on this little Gem. Storage is not an issue either with plenty of room to store all the big boys, and girl's toys with the drive through lock up garage and adjoining "Board Room".

Locals are taking these older homes on bigger blocks to the next level....and this cracker property in a cracker location is going to get a lot of interest.

Contact Craig Bamford Property Consultant to 4 McKeown Place to make a time to inspect.

Mob: 0417-922223 Email: [craig@margaretriverrealestate.com.au](mailto:craig@margaretriverrealestate.com.au)

## Floor Plan



## Title Documents

[Certificate of Title](#)

[Sketch Plan](#)

## 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](http://www.margaretriverrealestate.com.au)

**we put you first.**

## Margaret River WA 6285

### Suburb Snapshots

#### Houses



Median House Price

**\$750,250**

12 months from 10-May-2023



Median Days on Market (House Sales)

**57**

12 months from 10-May-2023



Number of Houses Sold

**127**

12 months from 10-May-2023



Houses for Sale

**61**



Interested Buyers (House)

**2601**



Houses for Rent

**20**

## Units



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**\$750,250**

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Number of Houses Sold

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Houses for Sale

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Interested Buyers (House)

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Houses for Rent

**20**

# 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**