



3 Devon Drive, MARGARET RIVER, WA 6285

Private 1ha Setting, between Margaret River and the beaches of Gnarabup and Prevelly

Positioned just a few minutes drive from the township of Margaret River to the east and the beach to the west, connected by an easy bike path (approximately 2.5 km to the centre of town), this one-hectare* lifestyle holding offers a quiet, well-oriented setting with access off Devon Drive and reserve frontage to Walcliffe Road.

The residence is a light-filled two-bedroom home with an open-plan living area and high ceilings, creating a strong sense of space and natural light. It extends onto a generous north-facing deck set amongst the trees, complete with an outdoor wood heater, bar sink & counter, creating a comfortable and inviting space to enjoy year-round.

At the rear, across a central courtyard, is a separate freestanding games room fitted with power, plumbing and reverse-cycle air conditioning, offering flexibility for a range of uses.

A fully lined sea container, approved as ancillary storage that also has reverse-cycle air conditioning, adds further practicality and is topped with an elevated viewing deck. An outdoor kitchen with a fish cleaning station, a full bathroom and an extra separate toilet further enhance the setup, making it well suited to entertaining, extended stays, or simply enjoying the surroundings. An additional surf shower is perfect for when you

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TYPE: For Sale

INTERNET ID: 300P195047

SALE DETAILS

From \$1,950,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Clemence Haselgrove

0407 725 424

have spent the day at the beach.

Separate from the living area but under the same roof as the residence is a large lockable office space with lots of shelving and a big shed space for sporting equipment, gardening tools and much more. Wall bike racks in the shed hold up to four bikes.

The property is designed to be low-maintenance and easy to lock and leave, while still offering scope to build on what is already in place. There is potential to extend the existing dwelling or further develop the accommodation offering, including short-stay use (subject to Shire approval).

Rainwater is supplied via a 110,000L tank and the property is also on scheme water. Solar panels with an inverter were recently installed. The zoning is Rural Residential Reserve.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterisk) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Area Views

- Land Area 1 hectare
- Bedrooms: 2
- Bathrooms: 2







