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Welcome

Thank you for your interest in 136 Wilderness Road, 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

Vicki Genge

m. 0409 587 443

About the property



136 Wilderness Road, MARGARET RIVER

IDYLLIC GETAWAY

**Offers
around**

3 Living Areas

Ducted Cooling

Reverse Cycle Air Condition
ing

Outside Spa

Ducted Heating

Solar Panels

Water Tank

Deck

Floor boards

Outdoor Entertaining

Shed

Workshop

Built In Robes

Dishwasher

Celebrate the raw beauty of nature and relaxed sophisticated living amid the property's extensive gardens, expansive lawn areas and grounds which are enchanting, and incorporate the natural bushland beyond. These tranquil surrounds provide the perfect environment to meditate, relax, read, walk, and simply escape the pressures of daily life.

Nestled in a pristine untouched environment this exquisite residence has been meticulously developed to the highest standards, offering views to nature's window from every corner and providing relaxed, informal and elegant living.

Step into this stunning north facing 3 bedroom/3 bathroom, impeccably finished home with spacious open plan living areas adorned with soaring ceilings and floor-to-ceiling windows framing breath-taking 360-degree views. The seamless flow continues as the gourmet kitchen

overlooks the dining and living zones which connect to the sheltered outdoor entertaining deck, all showcasing idyllic surrounds. Soaking in views of the natural environment and being just a quick drive to the beach or the town centre; this three hectare property offers the ultimate lifestyle, with the added bonus of being next door to the popular Margaret River's golf course.

Special Features include:

Magnificent open-plan main living space with stone wall feature

Sleek entertainer's kitchen featuring granite benchtops and high end appliances

Double wall ovens

Scullery, mudroom and family-sized laundry

Oversized living, family and media areas

Wood fireplace, bespoke lighting

King sized master retreat with luxurious ensuite and oversized walk-in robe

Guest wing with 2 sumptuous bedrooms complete with stylish ensuites

Self-contained living zone and outdoor areas for guests

Extensive underfloor heating

Climate control throughout

Security system and cameras

Sheltered, decked al fresco area complete with kitchen

Dedicated fire pit area, flourishing vegetable gardens and expansive lawns

Stunning glass-walled spa with echoes of resort style holidays

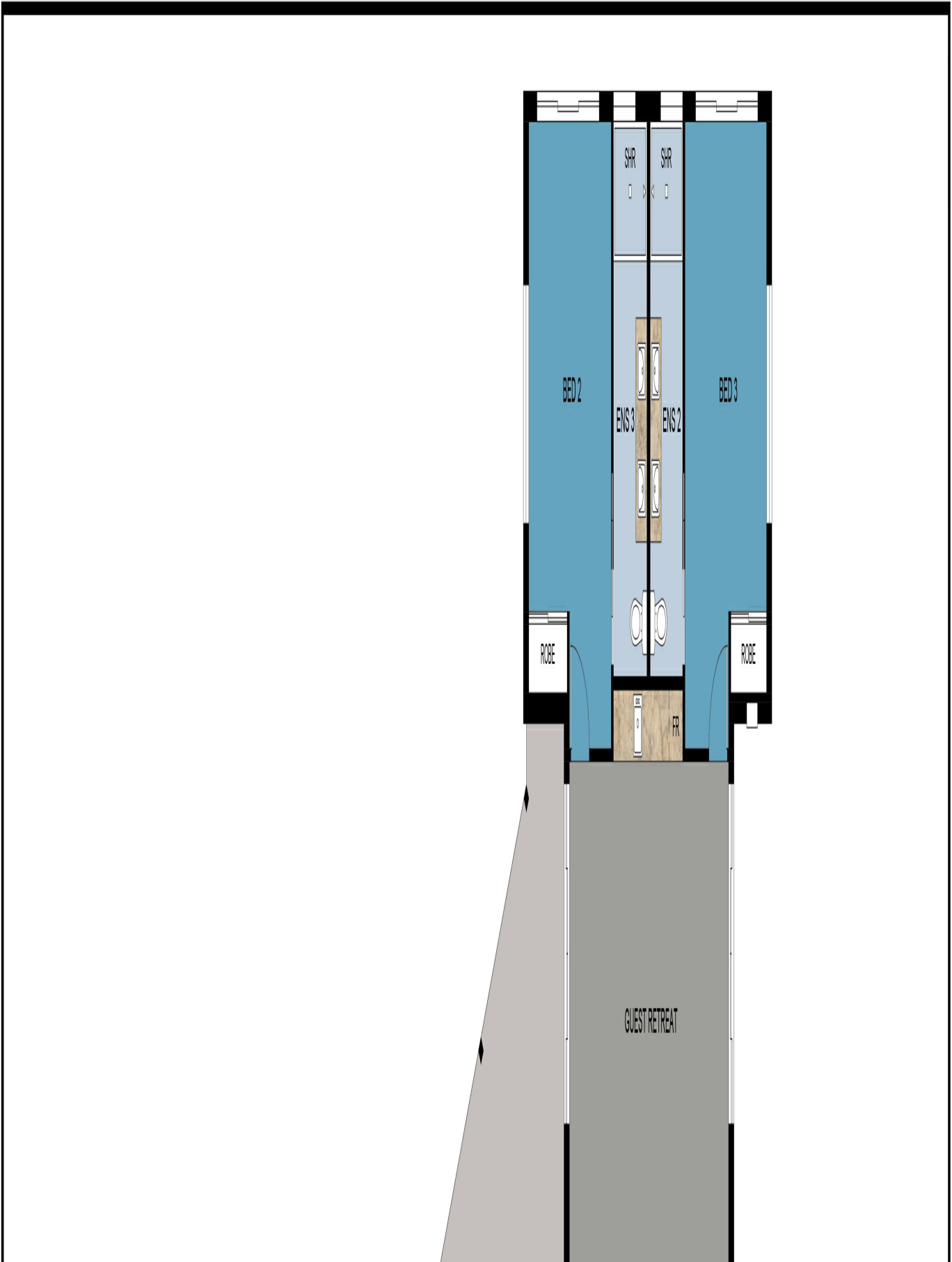
Massive 12x9 metre workshop/garage

5.5 kw solar panels

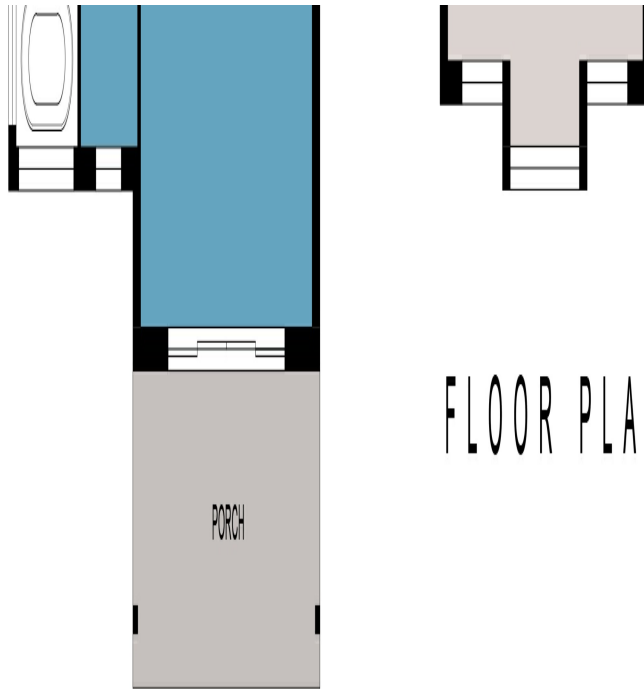
Solar hot water system

Private viewings available by appointment only.

Floor Plan







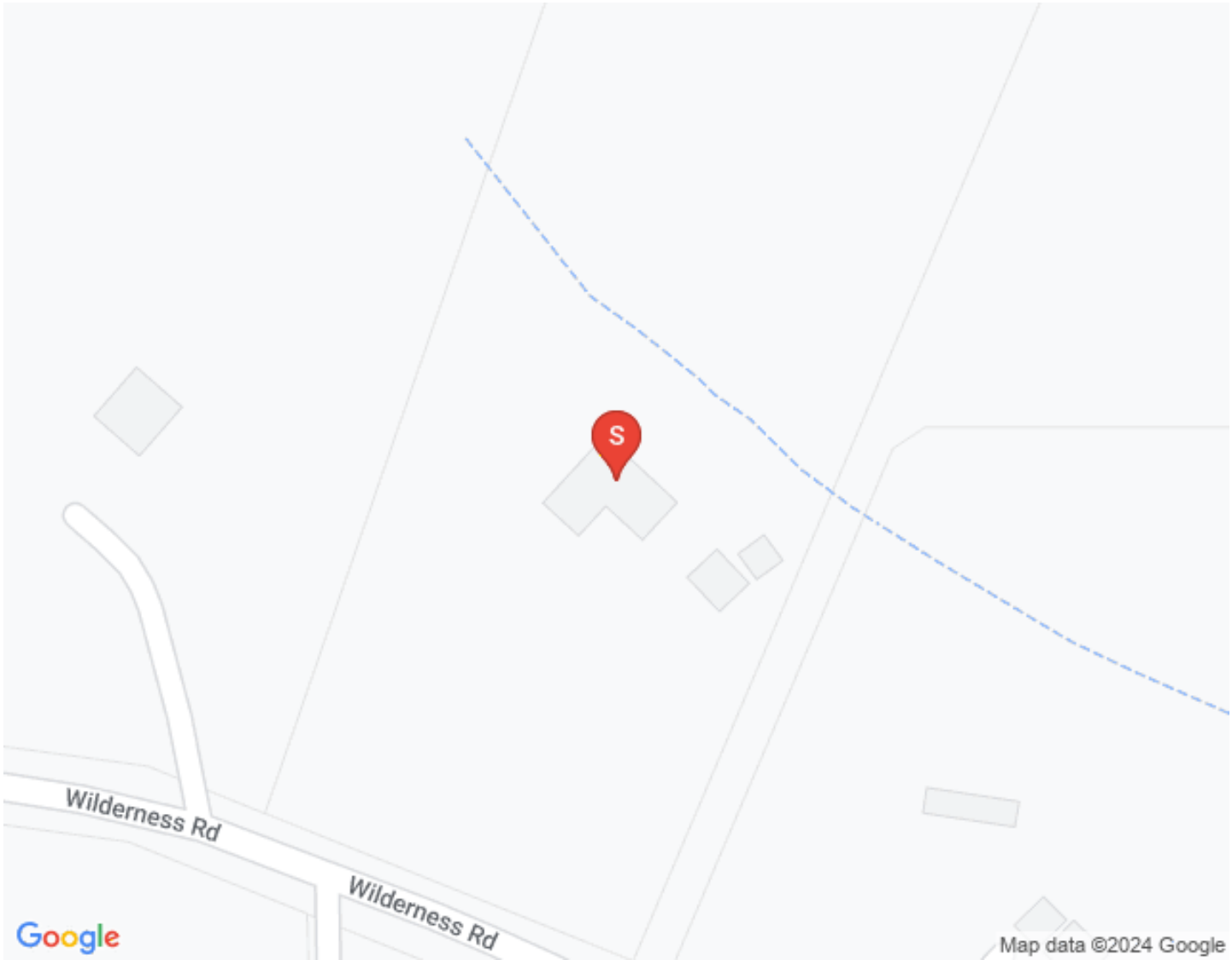
FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

136 Wilderness Road, Margaret River WA 6285



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.

Your agent



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www.margaretriverrealestate.com.au

we put you first.

Our aim is to get you better results, faster.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price
\$750,250

12 months from 20-May-2023



Median Days on Market (House Sales)
57

12 months from 20-May-2023



Number of Houses Sold
127

12 months from 20-May-2023



Houses for Sale
61



Interested Buyers (House)
2601



Houses for Rent
20



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\$750,250

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Interested Buyers (House)

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Houses for Rent

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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