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Welcome

Thank you for your interest in 43 Halcyon Crescent, 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

Barry Granville
m. 0407 572 937

About the property



43 Halcyon Crescent, MARGARET RIVER

GREAT FAMILY HOME IN RIVERSLEA

4  2  1 

FROM
\$659,000

2 Living Areas

Split System Air Conditioni
ng

Reverse Cycle Air Condition
ing

Gas Heating

Courtyard

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Dishwasher

Well located in popular Riverslea Estate, this 4 bedroom, 2 bathroom brick & tile home is perfect for the family wanting to be close to schools, shops, and the park.

Situated on a 515 sqm block, there is plenty of room for kids to play or develop productive gardens.

Established citrus already provide lemons, limes, oranges and mandarins and the apple tree is loaded with fruits. A garden shed in the back corner provides storage space for fertilizer and garden tools. There is also access to the rear of the property through double gates at the end of the carport.

Two living areas in the home and a covered outdoor area provide plenty of options to spread out and enjoy this comfortable home.

The home is currently tenanted and beautifully presented so investors can be assured their investment will be well looked after.



Title Documents

**Certificate of
Title**

**Deposited
Plan**

**Notification
1899605**

**Notification
1899606**

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



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we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price
\$762,500

12 months from 24-Nov-2023



Median Days on Market (House Sales)
44

12 months from 24-Nov-2023



Number of Houses Sold
121

12 months from 24-Nov-2023



Houses for Sale

60



Interested Buyers (House)

2783



Median Rental Price (Houses)

\$680

12 months from 24-Nov-2023



Houses for Rent

17

Units



Median House Price

\$762,500

12 months from 24-Nov-2023



Median Days on Market (House Sales)

44

12 months from 24-Nov-2023



Number of Houses Sold

121

12 months from 24-Nov-2023



Houses for Sale

60



Interested Buyers (House)

2783



Median Rental Price (Houses)

\$680

12 months from 24-Nov-2023



Houses for Rent

17

About the Margaret River Region

About the 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