

## 147 Illawarra Avenue, MARGARET RIVER

### Property Details

### FOR SALE

#### 147 Illawarra Avenue, Margaret River



#### PURE MAGNIFICENCE

4  2  2 

Live the dream of being in perfect harmony with nature whilst enjoying this absolutely stunning home. It is stylishly designed and nestled within truly magnificent landscaped grounds, just a few minutes from town and the beach. An exclusive residence that combines the best of that Margaret River character with the peace and quiet only a true forest

- 4 Bedrooms
- 2 Bathrooms
- 3 Toilets
- 2 Garages
- 2 Living Areas
- Reverse Cycle Air Conditioning

retreat can provide. This magnificent property is located in the very exclusive area of Illawarra Avenue, sitting on 3 hectares surrounded by tall Karri trees, this architecturally designed four bedroom, two bathroom home was built by local boutique builder Jarrad Holtz and finished to the highest level, solidly constructed in rendered brick, timber, stone and colourbond with attention to detail this home will surprise and impress the fussiest of buyers.

As you drive onto the property through the massive Karri trees of Margaret River you are greeted by a solar operated gate system which provides security to the property and as you pass through the gate the property opens up and the magnificent home is revealed. Beautifully framed by retained garden beds, lawns and potted plants, with the aggregate concrete steps leading you down to the impressive stone and timber portico entrance to the inviting timber and glass front door that opens into the massive open plan living area which has stunning views of the outside from every window. The living room features high ceilings, floor to ceiling windows and taking centre stage is the stunning Donnybrook stone open fireplace which draws you into the heart of the home.

The spacious modern kitchen has beautiful waterfall stone benchtops, a freestanding 900mm stainless steel oven, 5 burner gas cooktop, dishwasher and large walk in pantry, the kitchen also has direct access outside to one of the many entertaining areas. Warm Jarrah floorboards are throughout the living area with reverse cycle air conditioning and direct access out to the expansive timber decking that runs from one end of the home to the other...perfect for entertaining and enjoying the serene sounds of the local native birdlife!

The large master retreat sits at one end of the home with a large luxurious ensuite, double vanity with stone tops, freestanding bath, large walk in shower, separate WC and walk in robe with built in cabinetry. The master bedroom opens out onto the timber decking with stairs leading down to the lovely established gardens.

- Study
- Inside Spa
- Open Fire Place
- Remote Garage
- Balcony
- Deck
- Floor boards
- Outdoor Entertaining
- Built In Robes
- Dishwasher

to the lovely established gardens.

To the other end of the home are a further three large bedrooms with BIR's, carpets, roman blinds with two of the rooms having direct access to the outside deck. The main bathroom is luxurious featuring a spa bath, vanity with stone tops, WC, shower and separate powder room. There is also a large linen press in the hallway and the study is nearby with internet connection and NBN. The laundry is spacious with ample storage and direct access out to the clothesline. There is a double garage with concrete floor, power and remote door. The gardens are fully established and reticulated with internal fencing in place. The River is only a short 10-minute walk to the public access way and its' a great way to enjoy this amazing lifestyle that the South West has to offer.

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### **Expressions of Interest**

## Photo Gallery





**Megan Booth**

0427 480 745

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[margaretriverrealestate.com.au](http://margaretriverrealestate.com.au)

**Want to see more of  
147 Illawarra Avenue, Margaret River?**

[email Megan Booth](#)

or call her on 0427 480 745

to arrange an inspection.

## Property Location

147 Illawarra Avenue, Margaret River

**3 hectares**



## Your Agent



### Megan Booth

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e: [megan@margaretriverrealestate.com.au](mailto:megan@margaretriverrealestate.com.au)

Possessing a high level of professionalism and enthusiasm, Megan is highly regarded for her tenacious drive and outgoing nature. Coupled with her extensive local residential property market knowledge, Megan is also recognised as being a First National rural specialist.

**Megan is the exclusive selling agent for 147 Illawarra Avenue, so if you have any queries please don't hesitate to [email her](mailto:megan@margaretriverrealestate.com.au) or call her on 0427 480 745.**

## Recent feedback from some of Megan's clients...

*Megan was so friendly and helpful guiding my partner and I through the purchase of our first home. No question was too stupid or small, and she was happy to share her guidance and knowledge whenever we needed. If you want to feel like someone you've known for a long time is helping you buy a house, then look no further!*

- G Russell

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Megan Booth is a wonderful agent to work with. She is diligent, trustworthy and down to earth. I would highly recommend Megan to anyone wanting to sell their home.

First national Margaret river has been a pleasure to deal with through the process of selling and buying properties.

- A Barnett

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*Megan was an exceptional real estate agent for us! As it was our first purchase, she was able to guide us through the purchase in a professional and helpful manner. Megan was always available to answer our questions and made the entire process easy. After the sale went through, she checked in on us to ensure we were comfortable in the house. Excellent service, Thanks!*

- G Owens and M Bubic

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## Our Agency



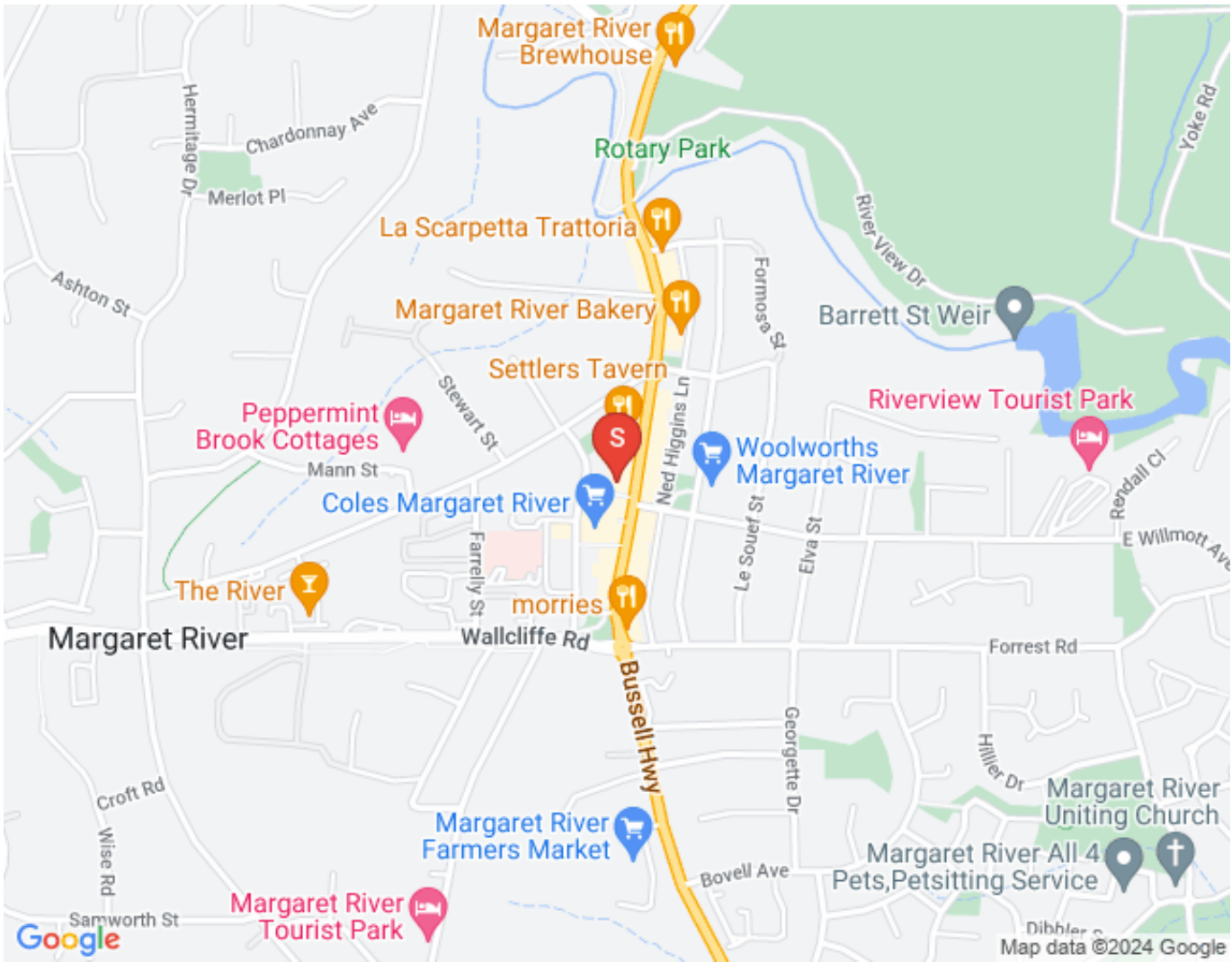
### Margaret River Real Estate First National

Margaret River Real Estate First National is the first choice for the most advanced real estate services. We sell, rent and manage land and residential, lifestyle, rural, industrial, and commercial property in the heart of the south west Capes of Western Australia. We are dedicated to delivering an exceptional experience from our Margaret River office, so every member of our team strives to make a difference.

From the initial contact, right through the entire buying or selling process, our property consultants and specialist team of administrative and marketing professionals will be by your side every step. 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 and the most experienced, highly regarded real estate agents and property managers in Margaret River.

*We aim to get you better results, faster.*



## Around the Area

### The Margaret River 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.

Margaret River Real Estate sells in nine areas of the region and each one of these areas is unique in its characteristics and appeal. To find out more about these regions, click on these links to see the lifestyle opportunities and property styles they offer, as well as other properties for sale in their vicinity:

[MARGARET RIVER - The Heart of the South West Capes](#)

[PREVELLY - Where the River Meets the Ocean](#)

[GNARABUP - Overlooking the Indian Ocean](#)

[COWARAMUP - Full of Country Charm](#)

[WITCHCLIFFE - Gateway to the South](#)

[ROSA GLEN & ROSA BROOK & FOREST GROVE - Inland Rural Living](#)

[GRACETOWN - On the Coast at Cowaramup Bay](#)

[KARRIDALE - On the Edge of the Forest](#)

[HAMELIN BAY - Overlooking Pristine Coastline](#)

## Schools in the Area



There are eight primary schools within the Margaret River High School catchment area, four of them being in the actual townsite of Margaret River and the others being in Cowaramup, Karridale, Augusta and Forest Grove.

Click on [this link](#) to see the exact locations of all of these schools.

Catchment areas for Margaret River Primary School and Rapids Landing Primary school fall within specific street boundaries in the Margaret River area, so it may be useful to click on their boundary locations as this may affect your choice of property to buy.

[Catchment Area for Margaret River Primary School](#)

[Catchment Area for Rapids Landing Primary School](#)

## Helpful Information

**Buying a home is about the biggest financial commitment you'll ever have to make, so just as well it's one of the things in life that DOES come with guidebooks!**

As much as buying a home is an exciting turning point in your lifestyle, you certainly don't want to make any mistakes. Our Home Buyer's Guide is exactly what you need to get prepared and secure your perfect home, as soon as you find it. This Guide outlines how to find the home of your dreams, how to finance it, negotiate and secure the purchase and how to prepare to move in.

**Please use the following link for a readable and printable PDF file:**

[Home Buyer's Guide](#)



Perhaps you are considering purchasing a property for investment purposes and want to maximise your capital return by securing rental income throughout the life of your investment. Our Property Management Guide outlines all the issues you need to consider when making this decision.

**Please use the following link for a readable and printable PDF file:**

[Investing in Property](#)



If you are seriously considering an investment property, leave all the rental management to our award winning Property Management team!

**Please use the following link for a readable and printable PDF file to see how we can manage your property with ease:**

[Manage your Property with Margaret River Real Estate](#)

**“We’re the KEY to  
Managing Your Home.”**



**first  
national**  
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## Our Website

Click [here](#) to view 147 Illawarra Avenue and similar properties on our website.

