

## **103 Leschenaultia Avenue, MARGARET RIVER**

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## Property Details

### FOR SALE

**103 Leschenaultia Avenue, Margaret River**



#### MODERN HIDEAWAY

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From the time you pull into this 300m2 property you can see the stylish design and quality within the build.

The front yard has established native gardens, a single carport and exposed aggregate driveway. Jarrah support posts, trim and front door compliment the exterior Weathertex cladding colour. The colours tie in nicely with the landscape and nearby gum trees.

The home is covered by a skillion Colourbond roof with all gutters and downpipes plumbed into storm water.

- 1 Bedroom
- 1 Bathroom
- 1 Carport
- 1 Living Area
- Reverse Cycle Air Conditioning
- Study
- Outdoor Entertaining
- Built In Robes

On the inside, clever use of timber clad on the walls and raked ceilings add warmth and modern charm. Beautiful polished concrete floors flow throughout the open plan kitchen and living area. Downlights appear throughout and blinds on every window help create the right level of ambiance. Furniture in this area can be configured however you wish.

The kitchen is compact and well designed with 4 burner induction cooktop and electric under bench 600mm oven. The washing machine is concealed in it's own compartment underneath the pantry and next to the built in fridge recess.

A ceiling fan in the open plan living circulates either warm or cool air from the split system reverse cycle air-conditioner.

Opposite the living area is a study or play zone. With some sliding doors, this space could easily become a second bedroom.

The master bedroom is spacious, comfortable and hosts a large built in robe with sliding doors.

The bathroom is spacious with a large walk in shower with floor to ceiling tiling, single vanity, toilet and mirror cabinet. Natural light and fresh air flow in via the large floor to ceiling window.

The exposed aggregate extends to the outdoor patio which overlooks lawn, reticulated gardens and passionfruit vine. The rear garden includes a nectarine and fig tree.

This property will suit a couple looking to downsize, a young couple looking to get into an improving market or an investor looking for a low maintenance rental or holiday residence.

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**\$370,000**



## Photo Gallery





**Want to see more of  
103 Leschenaultia Avenue, Margaret River?**

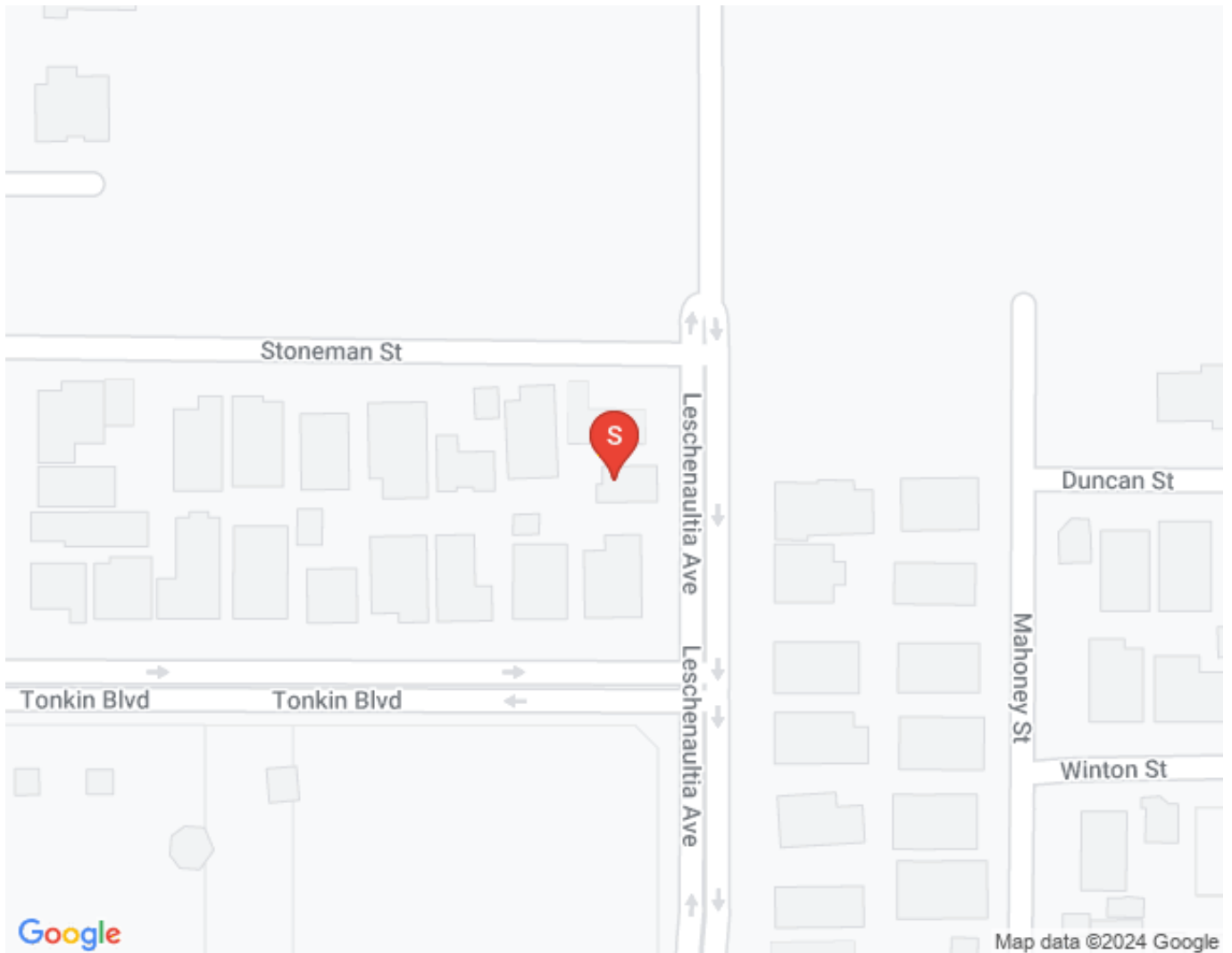
[email Nicole Fowler](#)

or call her on 0409 085 306  
to arrange an inspection.

## Property Location

103 Leschenaultia Avenue, Margaret River

**300 sqm**



## Your Agent



### Nicole Fowler

m: 0409 085 306

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

After a twenty year successful career in the city, Nicole has recently come home and embarked on a new passion - real estate! Nicole has a flair for design and a particular eye for detail and always ensures that her client's properties are presented in the best possible way, ensuring optimum results for both sellers and buyers.

**Nicole is the exclusive selling agent for 103 Leschenaultia Avenue, so if you have any queries please don't hesitate to [email her](mailto:nicole@margaretriverrealestate.com.au) or call her on 0409 085 306.**

### Feedback from some of Nicole's clients...

*Nicole was overall awesome. Very quick to generate an accurate & up to date assessment of the market, that is changing monthly. Very organised, and professional, all processes happened quickly with ease & I was kept in the loop at all times. I felt very comfortable to let go and let Nicole do her job, which was important as I've sold a property myself and had some insights to 'the process'. You know when someone makes something look really easy, means they have spent a ton of time and effort at their job.*

*So thanks for being an expert and getting me a great deal.*

- Leigh Ray

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*Being tenants in a property that went up for sale was initially nerve wracking but Nicole from MR Real Estate First National made the whole process smooth & non intrusive. She was very respectful & mindful of the fact it was our home, she was very accommodating when it came to showing the property & what worked well with our schedule, causing as little disruptions as possible whilst getting the best deal possible for the owners. She is very professional yet friendly, kind & thoughtful. Our kids loved her too!*

- Melanie Hobers

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*Nicole Fowler was very professional and personable and extremely efficient throughout the selling process. Nicole takes a balanced approach between the seller and buyer and we thoroughly recommend her to any prospective people in the real estate market.*



[Read our Google Reviews](#)



## Our Agency



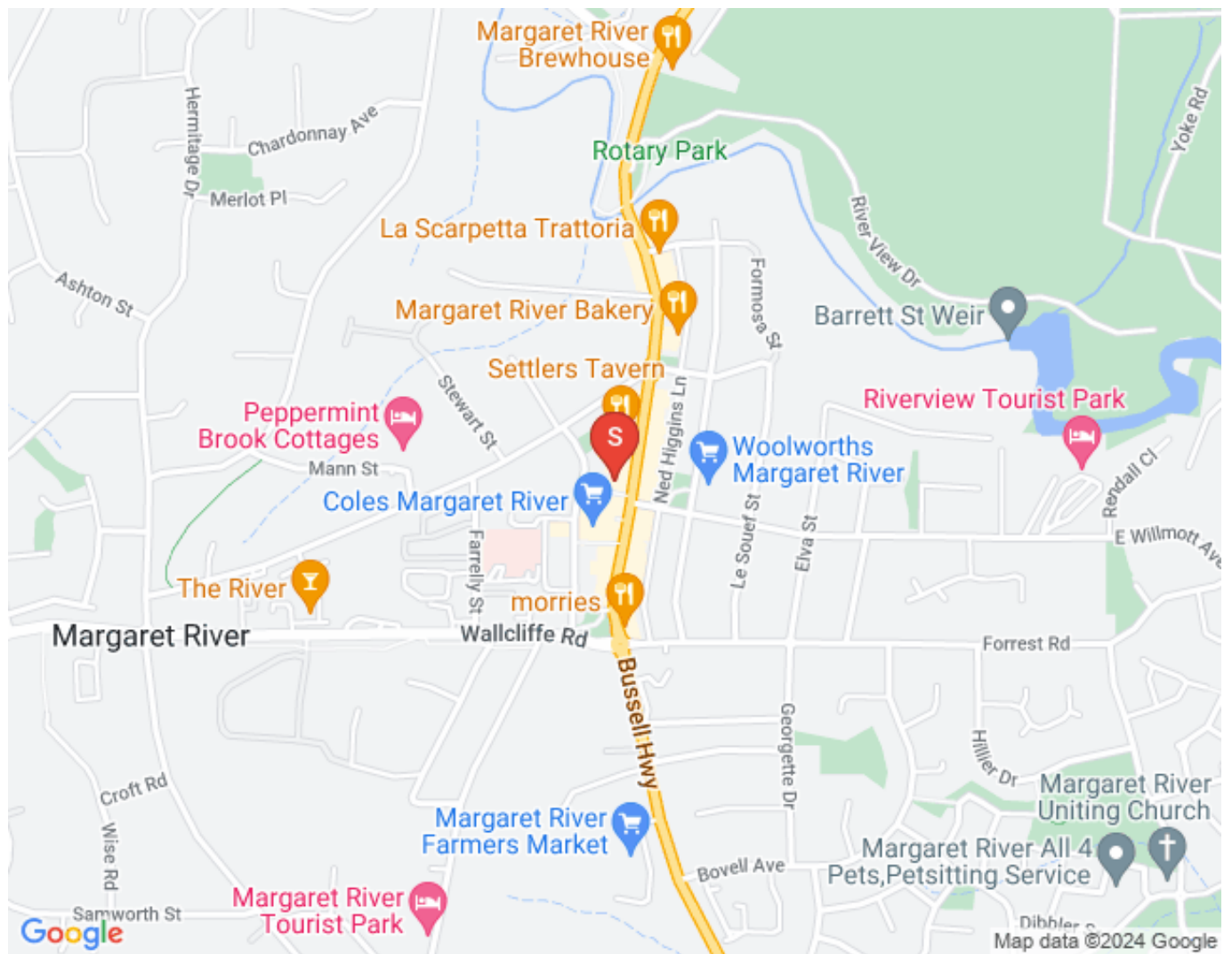
### Margaret River Real Estate First National

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.

***Our aim is 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**  
REAL ESTATE

Margaret River



## Our Website

Click [here](#) to view 103 Leschenaultia Avenue and similar properties on our website.

