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## Welcome

**Thank you for your interest in 7 Mansfield Avenue, 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**

*Craig Bamford*  
*m. 0417 922 223*

## About the property



**7 Mansfield Avenue, Margaret River**

**HOME OPEN SATURDAY 22 FEBRUARY  
CANCELLED - UNDER OFFER**

4  2  2  **\$1,550,000**

2 Living Areas

Split System Air Conditioning

Study

Water Tank

Remote Garage

Outdoor Entertaining

Workshop

Fully Fenced

Built In Robes

Dishwasher

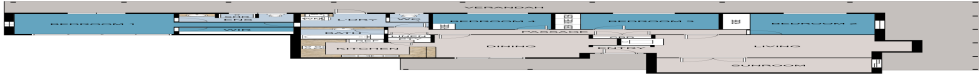
Big, bright and beautiful residence in stunning Basildene Estate Margaret River. Situated west of town in a gorgeous leafy private precinct, spread your wings here on this massive 3009m<sup>2</sup> parkland cleared block. Recently given a fantastic make over, the spacious home with big wide verandahs sparkles and just oozes Margaret River Style inside and out. The home is ideal for life in Margaret River with the master bedroom and ensuite at one end of the home and the other three bedrooms and second bathroom situated at the other end of the home. Ideal for the inevitable visitors that we all experience living in Margs, and also allow mum and dad to get some down time from the kids.

Life here is very private but also convenient. Walk to town, schools, swimming pool and sports grounds and indoor pool with ease. Basildene Estate is fully serviced and boasts mature tree lined streets and lovely established gardens throughout. Truly a very pretty part of town. This beautiful property is no exception with its stunning parkland cleared gardens visible from most vantage points from within the residence. It even boasts its own bore with all new fittings.

The block is very generous in size and will easily accommodate boats, vans, trailers and more. There is more than ample area to store everything with a huge 7m x 7m brick rendered garage at the entrance of the property with undercover walkway to the residence, and another 6m x 3m Colourbond shed hidden away down the backyard. Internally the residence boasts ample storage throughout as well. The kitchen is a chefs delight and overlooks the north facing alfresco entertainment area. The adjoining lounge, dining, kitchen area all face north as does the sunroom separated off the main lounge by French Doors. Living here is going to be life changing so don't dawdle on viewing this amazing package with all the hard work done.

To inspect 7 Mansfield Avenue, Margaret River, make a time to view with your Margaret River Real Estate First National Property Consultant as soon as convenient.

## Floor Plan



7 Mansfield Ave, Margaret River, WA 8245



## Title Documents

[Certificate of Title](#)

[Certificate of Title with sketch](#)

[Plan 17368](#)

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

**we put you first.**

## Margaret River WA 6285

### Suburb Snapshots

#### Houses



Median House Price

**\$1,050,000**

12 months from 30-May-2025



Median Days on Market (House Sales)

**42**

12 months from 30-May-2025



Number of Houses Sold

**122**

12 months from 30-May-2025



Houses for Sale

**37**



Interested Buyers (House)

**2372**



Houses for Rent

**20**

## Units



Median House Price

**\$1,050,000**

12 months from 30-May-2025



Median Days on Market (House Sales)

**42**

12 months from 30-May-2025



Number of Houses Sold

**122**

12 months from 30-May-2025



Houses for Sale

**37**



Interested Buyers (House)

**2372**



Houses for Rent

**20**

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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**