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Welcome

Thank you for your interest in 15 Edward Place, 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



15 Edward Place, MARGARET RIVER

MARGARET RIVER WILDLIFE GARDEN HIDEAWAY

FROM

\$1,300,000

Split System Air Conditioni
ng

Water Tank

Tucked away in this private and peaceful cul-de-sac locale is this wonderful nature escape set on a whopping 2676M2 fully serviced lot in picturesque Basildene Estate. Family and friends can walk to town, sports grounds, the indoor pool, cafes and stores safely and with ease from here. Alternatively, exit the estate to the west on Wallcliffe Rd past Basildene Manor and you are only a 5-minute drive to Margaret Rivers world class surf beaches. Without doubt one of Margaret Rivers Blue Ribbon Special Residential Estates with all blocks half an acre or better. Creating huge garden buffers between neighbours.

Wildlife is in abundance here with Quenda, Possums, Frogs, an amazing variety of birds including Splendid Fairy Wrens, Firetail Finches and Baudin Cockatoos to name a few. The backyard is a nature lovers paradise with several ponds, an amazing raised firepit set into a beautifully built and artistic decked area and a matching outdoor hot and cold shower also with ornate mosaics. Way up the back of the lot sits a small shed and a chook pen hidden behind a grove of majestic big mature native trees and a handyman's big double colourbond garage sits at the end of the long pretty driveway enveloped by lovely mature gardens.

Hidden well and truly away from passersby with a lovely native verge garden, the front yard also boasts a very abundant orchard and vegetable garden with Olives, Peaches, Pears, Lemon, Mandarin, Apricot, Orange, Pomegranate, Guavas and raised beds for the vegies. With a toasty sundrenched central lawn area to kick back and relax and enjoy all the garden and local bird and animals that call 15 Edward Place home.

To cap off an absolutely delightful package is the classic character rammed earth residence, split over two levels consisting of 4 bedrooms and 2 bathrooms with a large " L" shaped open plan lounge, dining, kitchen living area with views from every vantage point. This is a super area with a slow combustion fire, exposed beams, and feature timber throughout adjoining the rear all weather undercover alfresco area. Why leave home to go and enjoy nature when the owners of this bushland oasis have brought nature to your doorstep.

Make a time with Craig Bamford exclusive property consultant to view 15 Edward Place in Margaret River.

Mob: 0417-922223 Email: craig@margaretriverrealestate.com.au

Floor Plan



Title Documents

[Certificate of Title](#)

[Plan 17368](#)

[Certificate of Title with sketch](#)

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



Craig Bamford

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www.margaretriverrealestate.com.au

we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price

\$763,750

12 months from 18-Sep-2023



Median Days on Market (House Sales)

51

12 months from 18-Sep-2023



Number of Houses Sold

132

12 months from 18-Sep-2023



Houses for Sale

52



Interested Buyers (House)

2332



Houses for Rent

16

Units



Median House Price

\$763,750

12 months from 18-Sep-2023



Median Days on Market (House Sales)

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12 months from 18-Sep-2023



Number of Houses Sold

132

12 months from 18-Sep-2023



Houses for Sale

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Interested Buyers (House)

2332



Houses for Rent

16

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