

7 Tea Tree Link, MARGARET RIVER

Property Details

FOR SALE

7 Tea Tree Link, Margaret River



COMMANDING VIEWS - EXCLUSIVE CUSTOM HOME

4  2  2 

Located on the highest point of the street with commanding views, situated in one of the best streets in Riverlsea Estate, the property is in a whisper quiet area surrounded by nature trails, parks and the beautiful Margaret River just a short stroll away. This custom built two storey four bed, two bath family home offers plenty of space for the whole family and

- 4 Bedrooms
- 2 Bathrooms
- 2 Garages
- 2 Living Areas
- Split System Air Conditioning
- Reverse Cycle Air Conditioning

would be ideal as a holiday home or permanent residence. The front door opens onto a grand hallway and stunning feature timber staircase, reminiscent of an architectural magazine.

The spacious, light-filled open plan living/dining/ kitchen area boasts polished concrete flooring and leads effortlessly via sliding glass doors onto a lush and protected outdoor entertaining area. Heating and cooling are provided by reverse cycle air-conditioning and the newly installed slow wood combustion heater plus all the North facing windows have been tinted to retain the heat/cooling throughout the day.

The kitchen has everything a cooking enthusiast would require including stone benchtops, an abundance of drawer storage, walk-in pantry, modern European appliances and a breakfast bar for easy entertaining with family and friends. The ground floor features two bedrooms with BIRs as well a big bathroom (with luxurious freestanding bath), separate WC and laundry with exceptional storage for linen and other items. Upstairs there are two expansive master bedrooms with generous wardrobe space and a stylish bathroom, separate WC and a dedicated linen/storage cupboard. Jarrah timber flooring adds warmth and character and light spills in from windows that look onto trees, giving the impression of living in the treetops. The second bedroom also features a private deck, perfect for enjoying the views and a morning coffee.

The water-wise, reticulated gardens offer something for everyone; green lawned areas for kids to play on, low maintenance native gardens, limestone walls, established fruit trees and a newly constructed enclosed spa entertaining area perfect for those cooler months.

The added bonus is the recently installed 3 rainwater tanks which are perfect to top up the spa when needed. There is a double garage (including a separate storage cupboard) with remote control door and exposed aggregate driveway.

- Outside Spa
- Water Tank
- Remote Garage
- Balcony
- Floor boards
- Outdoor Entertaining
- Fully Fenced
- Built In Robes
- Dishwasher

Features:

Alarm & Camera System
New Smeg Oven
Spa Enclosure (Shire Approved) Fridges Not Included
High ceilings
Slow Wood Combustion Heater
Reverse Cycle Air Con
Jarrah Timber Floors Upstairs
Skirting boards throughout
Polished Aggregate floors downstairs
Alfresco Area
Stone Benchtops
Tinted North facing windows
Motorised Roller Blind
Brand new fencing to front
New Gas Instantaneous HWS
New Dishwasher & Smeg Oven
Double Garage with remote door
New Clothesline
Downlights throughout
Aggregate driveway, alfresco and pathways

Inspections By Appointment Only.

EXPRESSIONS OF INTEREST

Photo Gallery







**Want to see more of
7 Tea Tree Link, Margaret River?**

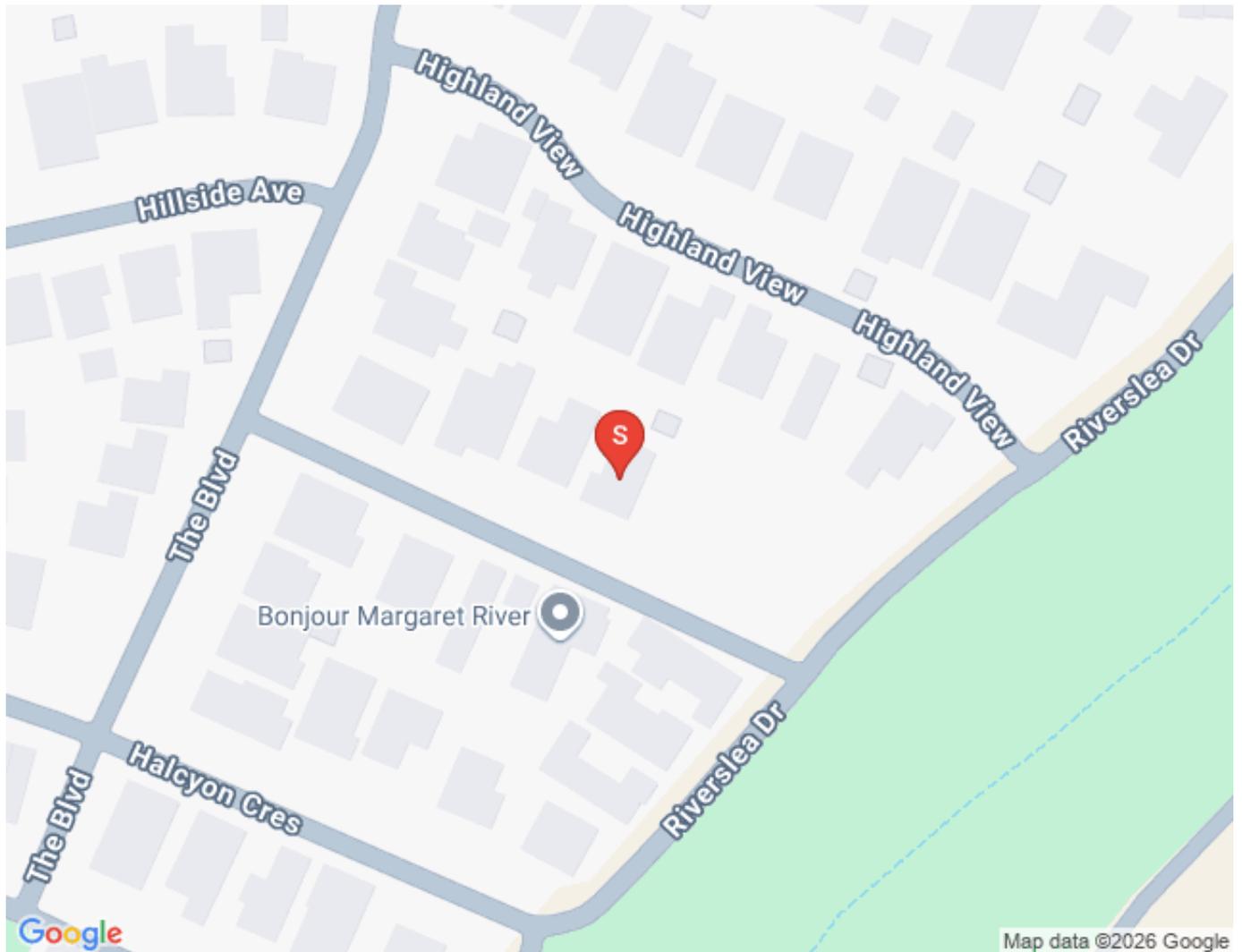
[email Megan Booth](#)

or call her on 0427 480 745
to arrange an inspection.

Property Location

7 Tea Tree Link, Margaret River

760 sqm



Your Agent



Megan Booth

m: 0427 480 745

e: 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 7 Tea Tree Link, 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

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

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



[Read our Google Reviews](#)

Our Agency



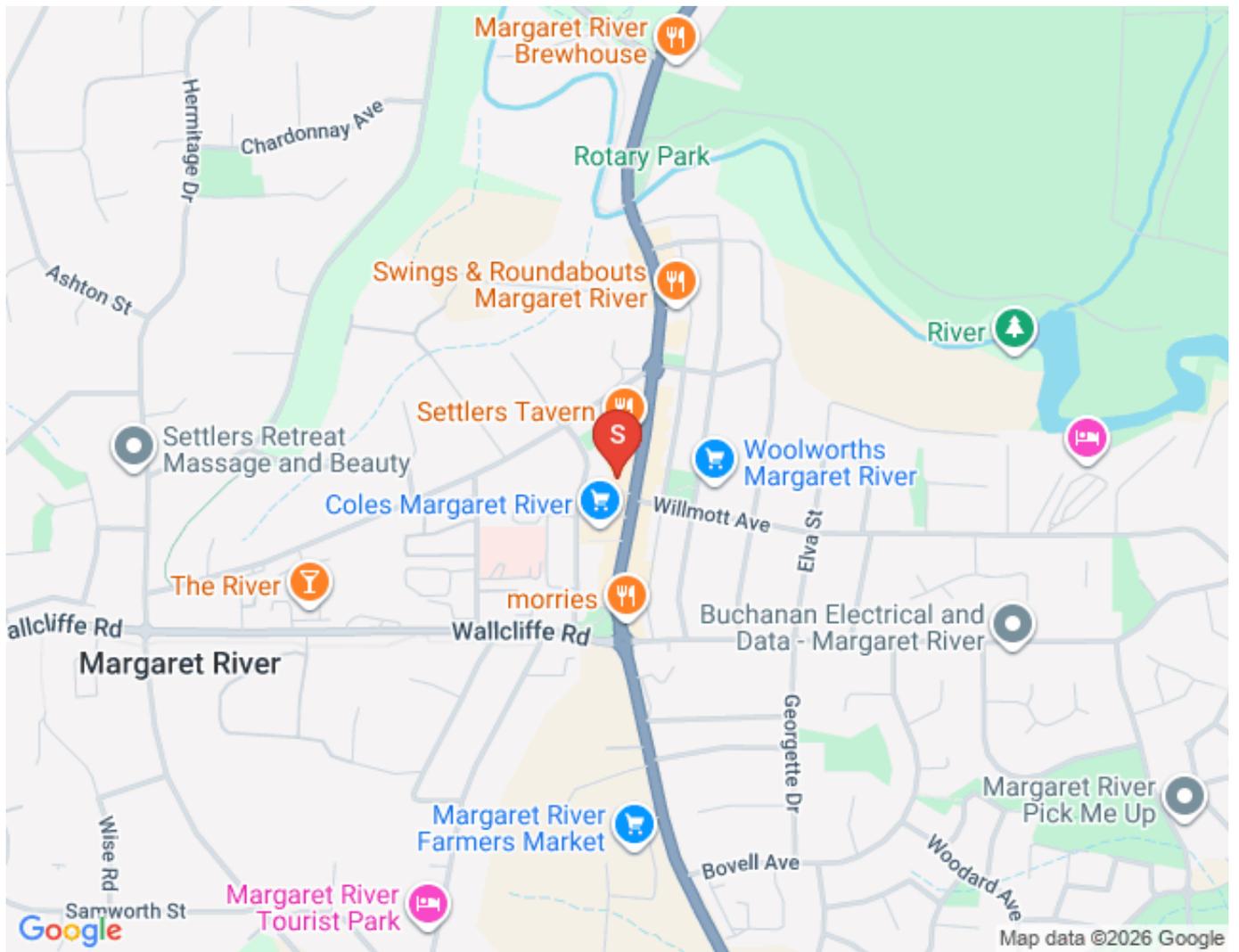
Margaret River Real Estate First National

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.

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.”**



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Our Website

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