

75 Ironstone Place, MARGARET RIVER

Property Details

FOR SALE

75 Ironstone Place, Margaret River



MARGARET RIVER MAGNIFICENCE

4  2  5 

Perfectly located half way between the townsite of Margaret River and the ocean is this delightful property that embraces all the qualities of life that "sea/tree changers" pursue.

Tucked away amongst the rolling terrain half way between town and the coast, leave all the world behind at the gate as you approach along the tree encased driveway that passes

- 4 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 5 Carports
- 1 Living Area
- Air Conditioning

over a well shaded creekline and opens up to large impressive home that is surrounded by immaculate lush gardens.

The protected main entrance of this solid double brick home opens up into a welcoming entrance portico and draws you through to a huge kitchen which is separated from the raised dining area with a spacious breakfast bar. The dining area features an impressive built in bar and leads through to a private sunken loungeroom. Sliding glass doors lead you out onto the expansive north facing elevated timber deck that soaks up panoramic views of the surrounding gardens that slope down toward the creekline.

A slow combustion stove is situated against an internal thermal wall in the living area, providing and retaining heat for the entire home. Reverse cycle air conditioning provides cooling during summer and convenient back up to the combustion stove during winter.

Two bedrooms, a bathroom and laundry with separate WC are all located on the ground floor and an internal jarrah staircase takes you to the upper storey which contains a large bathroom with separate shower and spa bath, walk through robes and a main bedroom that soaks up all the views of the surrounding gardens from its own private north facing balcony. Another bedroom is located on the south side of this upper storey. In addition, there are also rooms for study and craft/sewing, so everyone in the family will be able to spread out and explore their pursuits.

Conveniently located on the south side of the property and obscured from the main views is the "business end" of this property. Here you will find a huge 3 open bay and enclosed powered workshop and a 90,000 litre concrete water tank and a 147,000 zincalume rainwater tank. Several purpose built sheds and a decked out granny flat all provide plenty of options for ancillary pursuits. A bank of solar panels on the main shed provides ample power supply for the home, with the excess power being fed back into the main grid.

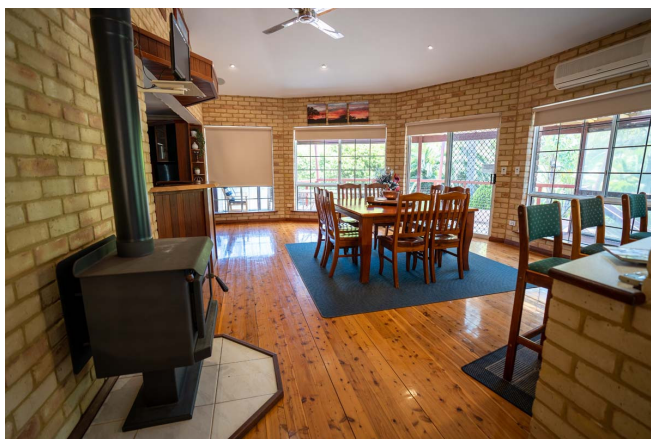
- Reverse Cycle Air Conditioning
- Vacuum System
- Inside Spa
- Solar Panels
- Water Tank
- Balcony
- Deck
- Outdoor Entertaining
- Workshop
- Built In Robes
- Dishwasher

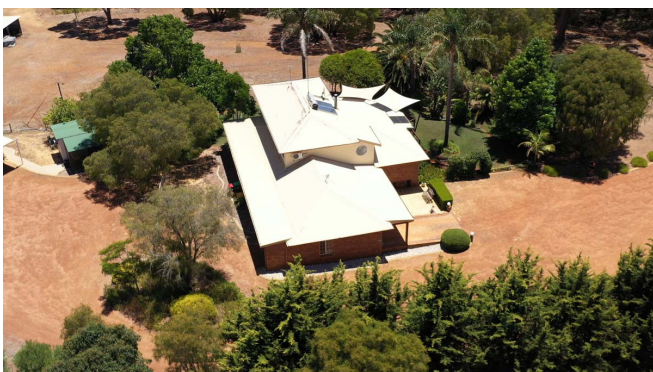
Serene views of surrounding gardens abound from every window vantage point and bring the tranquility of nature inside. Watch the kangaroos graze on the lawns and enjoy the evening song of red tail cockatoos from the adjacent native bushland. For more active pursuits, take in peaceful strolls through surrounding bushland and quiet streets or simply jump on your bike and take in the scenery on a direct ride to the beach, which is only about 50 metres from the property and accessed via a Pedestrian Accessway that straddles the eastern boundary of the property. Or throw the golf buggy in the boot and be at the entry to the Margaret River Golf Club in less than five minutes. There really is no better location for your serene Margaret River retreat or permanent home.

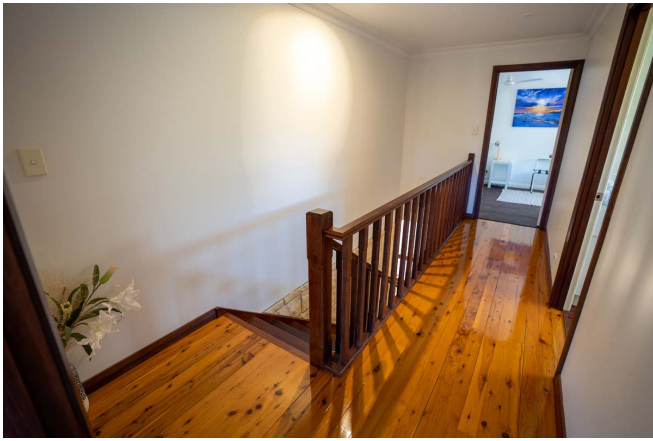
Privately located at the end of a quiet cul de sac and surrounded by one and half hectares of parkland, this home is also situated in the permitted zone for short stay holiday accommodation and is currently providing a healthy income as a very well occupied holiday home with all of the approvals and websites in place. This presents as an excellent investment or if you are even luckier, move in and enjoy the fantastic benefits offered by this peaceful Margaret River retreat.

offers from \$1,275,000

Photo Gallery









**Want to see more of
75 Ironstone Place, Margaret River?**

[email Barry Granville](#)

or call him on 0407 572 937
to arrange an inspection.

Property Location

75 Ironstone Place, Margaret River

1.5 hectares



Your Agent



Barry Granville

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Barry started in real estate in Margaret River over thirty years ago and consistently features as one of the highest performers in the region and has been included as one of the Top 10 Sales Persons in the First National network for several years. Barry applies his extensive knowledge of the local market, current market trends, his intimate contractual knowledge and his exceptional negotiation skills to achieve the best outcome for all of his clients.

Barry is the exclusive selling agent for 75 Ironstone Place, so if you have any queries please don't hesitate to [email him](mailto:barry@margaretriverrealestate.com.au) or call him on 0407 572 937.

Feedback from some of Barry's clients...

We had a wonderful experience in dealing with First National Margaret River in the sale of our home and purchase of our block. Barry's professionalism resulted in a super swift sale of our home with a minimum of fuss. Special thanks to his personal assistant Beth who attended to our every need with efficiency and provided clarity to the sale process with excellent communication and advice. We would not hesitate to recommend First National Margaret River to others.

- Amanda and Andrew Ogilby

Barry was a wonderful support during the sale of our first house in Witchcliffe. He guided us through the process with his knowledge, sensible advice and helped us make the right decisions along the way. We highly recommend working with Barry and his team and will absolutely do so ourselves in the future again if the opportunity presents itself.

- Rosalie Aitken

Since the first phone call to the last, I found every conversation and moment with Barry and the crew down at Margaret River Real Estate to be professional, honest, open and extremely helpful. They were

able to help me facilitate my purchase with little to no hiccups and any problems that did arise were quickly taken care of.

I truly appreciated their help and friendliness and would highly recommend them to any prospective buyer or investor.

-Jacob Ward



[Read our Google Reviews](#)

Our Agency



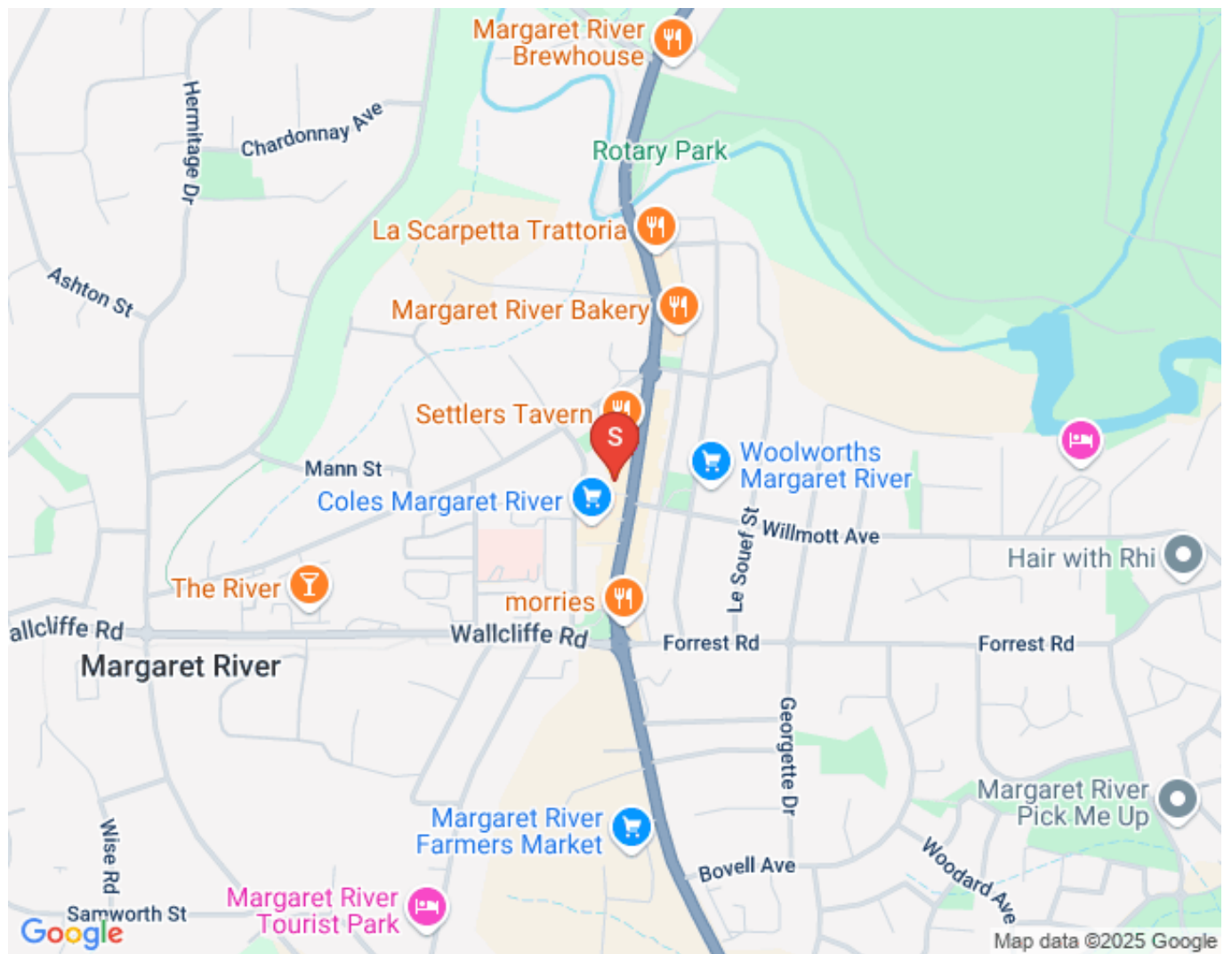
Margaret River Real Estate First National

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 very 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 of the way. 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

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Our Website

Click [here](#) to view 75 Ironstone Place and similar properties on our website.

