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Welcome

Thank you for your interest in 11/ 25 Rowe Road West, Witchcliffe.

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



Lot 11, 25 Rowe Road West, Witchcliffe

**MASSIVE 8.6 ACRES DOWN SOUTH LOT
WITH BIG DAM**

**OFFERS
FROM**

Spread your wings in style when you move down south and laze about on this fantastic parkland cleared lot with its own huge privately owned water feature. Only 7km from Margaret River adjoining the quaint Townsite of Witchcliffe, the position is fantastic. With easy access to Redgate Beach and other local world class attractions nearby like Boranup Beach and Forest and numerous Caves, The Blackwood River and the southern coastal region of Hamelin Bay and Augusta. The block is fully fenced with its own private sealed bitumen driveway and the building envelope is north facing and takes in views of the dam and offers a stunning outlook to build your new home.

There is no set timeframe to build and options for design to build are very flexible as long as local authority guidelines are adhered to. Services include Underground Power, NBN Fixed Wireless. Owners are required to install Water Tanks and Effluent Disposal. Put your name on this fabulous spacious down south 3.48Hectre (8.6 Acre) small holding. Shire Rates \$2,603.52 2023-2024



Title Documents

**Certificate of
Title**

**Deposited
Plan**

**Document
N645936**

**Document
N645937**

**Document
N645938**

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.

Witchcliffe WA 6286

Suburb Snapshots

Houses



Median House Price

\$265,000

12 months from 15-May-2023



Median Days on Market (House Sales)

70

12 months from 15-May-2023



Number of Houses Sold

27

12 months from 15-May-2023



Houses for Sale

3



Interested Buyers (House)

302



Houses for Rent

1

Units



Median House Price

\$265,000

12 months from 15-May-2023



Median Days on Market (House Sales)

70

12 months from 15-May-2023



Number of Houses Sold

27

12 months from 15-May-2023



Houses for Sale

3



Interested Buyers (House)

302



Houses for Rent

1

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