

# 8 Elm Court, Margaret River, WA 6285



## House For Sale

Thursday, 9 January 2025

8 Elm Court, Margaret River, WA 6285

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



Vicki Genge  
0897579333

## OFFERS FROM \$725,000

OFFERS PRESENTED 22/01/2025 Positioned in a quiet neighbourhood close to Margaret River's town centre, this well-maintained cottage offers comfortable living with all the conveniences of a central location. Recently refreshed with new paint and featuring practical living spaces both inside and out, this property presents an excellent opportunity for families, professionals, or investors. A Warm Welcome From the moment you arrive, the property's appeal is evident with its neat, paved driveway and pathways leading to an inviting front porch. The picturesque picket fence and established gardens, featuring fruit trees and grape vines, create wonderful street appeal while requiring minimal maintenance. Original 50's Cottage Beautiful jarrah floors flow throughout most of the home, complementing the freshly painted interiors. The spacious master bedroom showcases decorative cornices, while two additional bedrooms—including a versatile sleep-out—and a dedicated home office provide flexible living arrangements to suit any family's needs. Heart of the Home The country style kitchen and dining areas serve as a natural gathering space, featuring: a practical gas cooktop and wall oven, abundant storage including a generous pantry for all your storage needs Living and Entertainment The cosy living area, anchored by a slow combustion fireplace and ceiling fan is adjacent to the dining room which opens onto a spacious deck – perfect for indoor-outdoor living and entertaining. Multiple outdoor spaces, including a back porch and deck area, provide various options for enjoying Margaret River's beautiful weather. Additional Features • Single carport plus garage/workshop • Two garden sheds • Modern electric hot water system • Practical laundry with shelving and double tubs • Bathroom with bath, shower, vanity, and exhaust fan • Separate WC for convenience • Large 780m<sup>2</sup> block Location, Location Perfectly positioned within easy walking distance to: Margaret River's cafes and shops, schools, and town centre amenities Don't miss this opportunity to secure your piece of Margaret River living.