

## 142 Railway Terrace, MARGARET RIVER

### Property Details

### FOR SALE

#### 142 Railway Terrace, MARGARET RIVER



#### RAMMED EARTH COTTAGE

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Brooksby Cottage has been much loved by the current owner for over 30 years and is now being offered for sale. Situated on the coveted west side of Margaret River's townsite, this delightful, rammed earth cottage radiates character and is nestled on a generous quarter acre lot (1057sqm) with outdoor entertaining, expansive lawns and

- 3 Bedrooms
- 1 Bathroom
- 2 Toilets
- 1 Carport
- 1 Living Area
- Outdoor Entertaining



plenty of space for parking and further landscaping development.

- Fully Fenced

The cosy home offers three generous bedrooms, one bathroom and an open plan living, kitchen and dining area which features cathedral ceilings and is cosily heated in the winter months by a slow combustion fire. The spacious kitchen overlooks the lawns and landscaped gardens with easy care native bird-attracting gardens providing a serene outlook and privacy from the road.

Within an easy strolling distance to town, local schools, the recreational centre and sporting fields, this property offers the perfect locale to enjoy the convenience of everything that the townsite of Margaret River has to offer. Venturing further afield, walk trails along the river and cycle trails to the coast all connect nearby or simply jump in the car and enjoy the beauty of the surrounding natural attractions within minutes.

The home has a lease in place attracting a weekly rent of \$550.00, so buy now and reap instant returns whilst you plan your move. The property also has a short stay holiday house approval, so the potential to improve earnings from the lucrative holiday stay market add to this investment's attraction.

This opportunity to snap up such a charming Margaret River rammed earth cottage is one not to be overlooked... they certainly  don't make them like this anymore  and they certainly don't offer such big suburban blocks like this anymore. In addition, the convenient proximity to town, schools and everything this beautiful region has to offer will enable you to escape the rat race and get on with living or investing in your best life.

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**28 Day Sale- ends 15th February**

## Photo Gallery





**Want to see more of  
142 Railway Terrace, MARGARET RIVER?**

[email Vicki Genge](#)

or call her on 0409 587 443  
to arrange an inspection.

## Property Location

142 Railway Terrace, MARGARET RIVER

**1057 sqm**



## Your Agent



### **Vicki Genge**

m: 0409 587 443

e: [vicki@margaretriverrealestate.com.au](mailto:vicki@margaretriverrealestate.com.au)

Vicki has extensive local knowledge of Margaret River, where she has lived for two decades. Vicki specialises in new land sales and established residential homes and has been consistently recognised for her outstanding performance in the First National network.

**Vicki is the exclusive selling agent for 142 Railway Terrace, so if you have any queries please don't hesitate to [email her](mailto:vicki@margaretriverrealestate.com.au) or call her on 0409 587 443.**

### **Recent feedback from some of Vicki's clients...**

*Vicki did a fantastic job getting the sale of my home through, obtaining the price I needed, overcoming obstacles from buyers' finance mishaps, building inspections and organising tradespeople. I very much appreciate her dedication and experience with everything she did for me. For all the times Vicki answered my phone calls with all the queries I had. Thank you very much for everything.*

- M Romans

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*I have used Vicki for all my real estate needs, buying, selling and keeping me updated on the Margaret River market. A true professional in her field. Thank you Vicki.*

- L Folkard

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*Vicki was an excellent communicator throughout the sale period of our house. She worked hard in a difficult market.*

- M Kerrigan

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[Read our Google Reviews](#)

## Our Agency



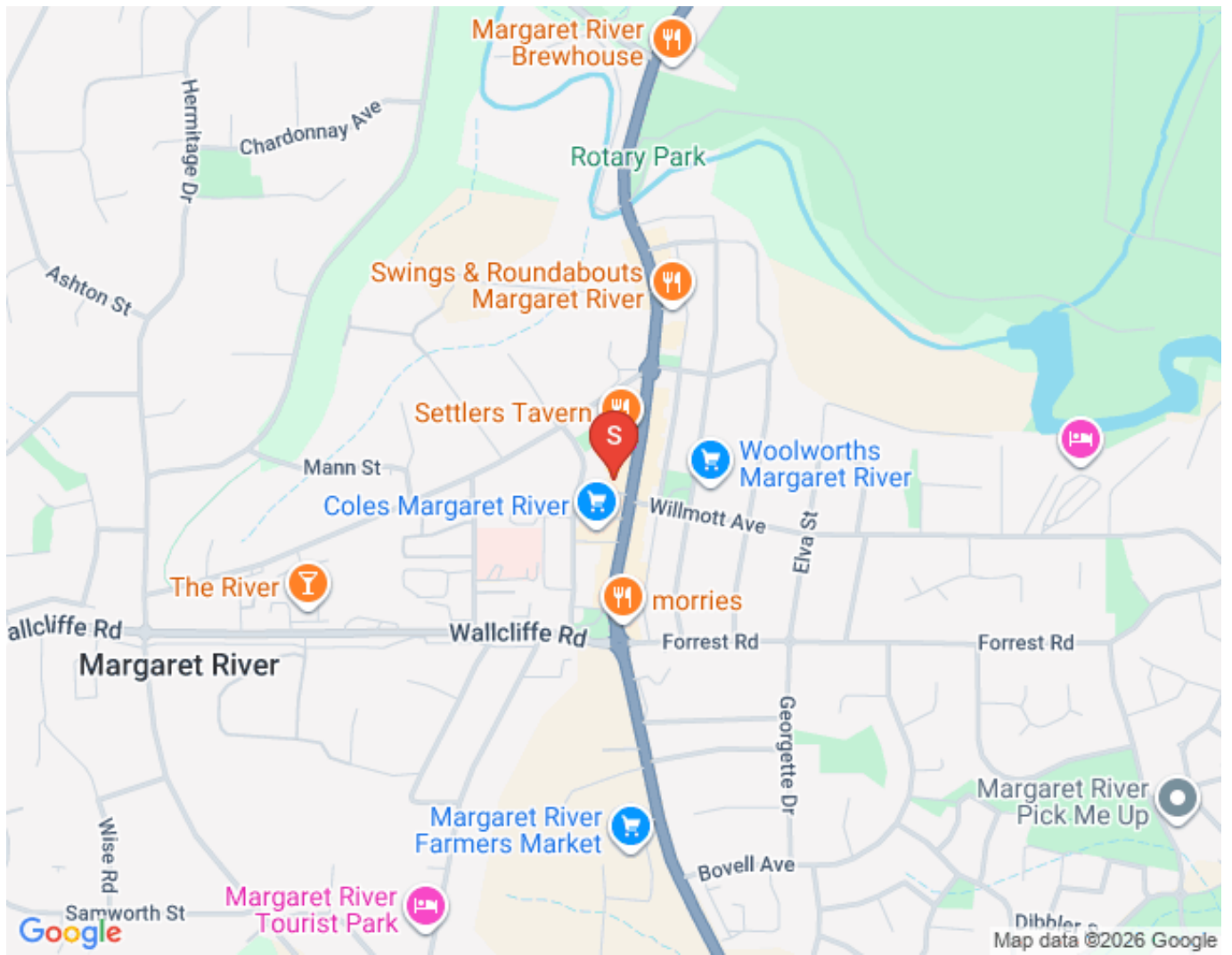
### Margaret River Real Estate First National

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.

***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**  
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## Our Website

Click [here](#) to view 142 Railway Terrace and similar properties on our website.

