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Welcome

Thank you for your interest in 38 Elva Street, Margaret River.

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

Megan Booth

m. 0427 480 745

About the property



38 Elva Street, Margaret River

**CHARACTER HOME & STUDIO SET IN
AMAZING GARDENS!!**

**OFFERS
ABOVE**

\$250,000

3 Living Areas

Reverse Cycle Air Condition
ing

Solar Panels

Water Tank

Secure Parking

Deck

Floor boards

Courtyard

Shed

Fully Fenced

5 Open Spaces

Built In Robes

Dishwasher

This property offers country living at its best. Over the last 20 years the owner has had the grounds fully landscaped. It's cleverly crafted, visually spectacular food forest and organic habitat garden teems with life. As the sun goes down Quenda scuttle in the undergrowth and endangered southern ringtail possums start emerging from their drays. An organic meal can be foraged from its gardens within minutes, or a fabulous vase of flowers picked.

Settled amongst these beautiful gardens is a charming three-bedroom, two bath character 1960's home with a self-contained one-bedroom studio with shire approval in place. The main home has beautiful, polished Jarrah floors, high ornate ceilings, cut glass doors, leadlight doors, original fireplace, updated kitchen over the years and so much more. Being so close to town this property is also within the town's short-stay accommodation zone (Subject to Shire Approvals). Zoning R10/R20.

From the front door is a 4-minute walk gets you to the centre of town or if you prefer a 5-minute walk you'll find yourself at the edge of the Karri Forest by the banks of the Margaret River. All of this in a quiet, leafy part of town.

The property features include:

Main House:

- ❖ Fully fenced
- ❖ Solar panels - 5
- ❖ Deep Sewerage
- ❖ Located in Short Stay Permissible Area
- ❖ Full rewire in 2003
- ❖ Solar HWS Solargain
- ❖ Laundry with vinyl flooring, cabinets and separate WC
- ❖ Timber Deck
- * Kitchenette in Bed 3
- * veggie boxes, fish ponds, mixed fruit trees, chook run, patio areas, day bed.
- ❖ Reverse cycle air con x 2
- ❖ Plenty of parking for multiple vehicles
- ❖ Garage with concrete floor, roller door & power

Studio:

- ❖ Bedroom
- ❖ Lounge room with reverse cycle air con
- ❖ Kitchen & dining room
- ❖ Ensuite bathroom
- * HWS - Electric storage



Title Documents

[Certificate of Title](#)

[Plan](#)

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



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we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price
\$996,000

12 months from 2-Apr-2025



Median Days on Market (House Sales)
46

12 months from 2-Apr-2025



Number of Houses Sold
119

12 months from 2-Apr-2025



Houses for Sale
39



Interested Buyers (House)
2332



Houses for Rent
16

Units



Median House Price

\$996,000

12 months from 2-Apr-2025



Median Days on Market (House Sales)

46

12 months from 2-Apr-2025



Number of Houses Sold

119

12 months from 2-Apr-2025



Houses for Sale

39



Interested Buyers (House)

2332



Houses for Rent

16

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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](#)