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Welcome

Thank you for your interest in 6 Bole Way, Karridale.

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

Kelly Donaldson

Kelly Donaldson

m. 0409 297 773

the property



6 Bole Way, Karridale

SPACE & TRANQUILITY

3 

3 

4 

FROM
\$850,000

1 Ensuite

2 Living Areas

Water Tank

Yes, you can have it all here in Karridale! You are far enough away from your neighbours to ensure a bit of seclusion if needed but close enough to ensure a sense of community when you want - can't say better than that!.

Set on a generous 2814 sqm block in peaceful and beautiful Karridale, this well presented property is a rare and exclusive opportunity to secure your dream home in WA's idyllic Southwest.

When you walk through the gate onto the property you get an initial feeling of space with the lovely wide and uncluttered limestone driveway. As you near the large shed you can see that space extends right around the home.

When you enter the home you see that this was built with much thought and care. With the easy care and easy clean tiles throughout the home to the LED downlights in every room this home has easy living written all over it. The home loves pets!

The master bedroom includes a well appointed ensuite and includes a walk-in-robe, while the extra bedrooms are serviced by a central bathroom including both bath and shower. A seperate toilet is accessed from the laundry.

The heart of the home is the open-plan kitchen, living, and dining area, with large sliding door access to the undercover alfresco area which in turn opens onto the extensive lawns and

gardens. A central fireplace adds warmth and charm and the property has ample cupboard space. The kitchen is equipped with a gas hob, electric oven, range hood and a dishwasher.

A separate theatre room provides the perfect space for family fun or movie nights, while the layout smartly separates this zone from the main living area for added comfort.

Want room for your toys? Well you have a 2 car garage under the main roof as well as the large 120 m2 steel framed shed (complete with concrete floor, power and water) and you can soon see that this is a bargain that can more than contain everything you may have.

Enjoy this large 2814 m2 block with the near new home and loads of shed space. Come & Inspect - you won't be disappointed.

There will be no home opens at this property; all inspections are by appointment only. Contact the exclusive agent for your chance to own a piece of the region!

Additional Features:

- 5kW Solar on shed roof
- Security camera on property
- Several alfresco dining and entertainment areas.
- Large grounds
- Many fruit tree varieties
- Advanced ATU septic system
- Water filtration system
- Massive 150,000L rainwater tank
- Close to the shop/ local tavern
- Close to Boranup beach
- A large work/storage/parking shed
- Instantaneous gas HWS

Property Location

title documents, links and resources

Title Documents

**Certificate of
Title**

**Deposited Plan
406028**

**Notification
N079103**

**Notification
N079104**

Fire Management

**Fire Management
Plan**

Plans

**Deposited
Plan**

**Local Development
Plan**

locally owned, with national reach

Margaret River Real Estate First National

your 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



Kelly
Donaldson

m.0409 297 773

e.

kelly@margaretriverrealestate.com.au

we put you first.

Karridale WA 6288

Suburb Snapshots

Houses



Median House Price
12 months from 6-Jun-2024



Median Days on Market (House Sales)
82
12 months from 6-Jun-2024



Number of Houses Sold
2
12 months from 6-Jun-2024



Houses for Sale
2



Interested Buyers (House)
320



Houses for Rent
0

Units



Median House Price
12 months from 6-Jun-2024



Median Days on Market (House Sales)
82
12 months from 6-Jun-2024



Number of Houses Sold
2
12 months from 6-Jun-2024



Houses for Sale
2



Interested Buyers (House)
320



Houses for Rent
0

surrounding suburbs

learn more about the region

Cowaramup

Gnarabup

Gracetown

**Hamelin
Bay**

Karridale

**Margaret
River**

Prevelly

**Rosa
Brook**

Witchcliffe