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## Welcome

**Thank you for your interest in 13 Merrit Lane, 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**

*Vicki Genge*

*m. 0409 587 443*

## About the property



**13 Merrit Lane, Margaret River**

**CHARMING 3x2 HOME IN BROOKFIELD -  
COMFORT & CONVENIENCE AWAIT**

**OFFERS  
ABOVE**

1 Ensuite

1 Living Area

Solar Panels

Remote Garage

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Discover this delightful 3-bedroom, 2-bathroom home, perfectly situated just a short drive from the Margaret River townsite. The property boasts a spacious open-plan kitchen, dining, and living area, featuring a cozy open wood fire ideal for cooler days. The living space is enhanced by views of the native garden, creating a serene atmosphere.

The master bedroom offers a generous walk-in robe and a large ensuite, providing a luxurious retreat. The modern kitchen is a standout, complete with a large walk-in pantry and a breakfast bar with a sleek stone top, adding a touch of sophistication.

Additional highlights include a double lock-up garage with a storage area and a covered alfresco space that captures the northern sunshine and nearby is the tranquil Leschenaultia Park, featuring a new dog exercise area.

Enjoy the convenience of being close to the Rapids Landing Primary School, walking distance to Yahava for coffee, Burger Baby for lunch and Sons of Naples for a sumptuous dinner!

Brookfield Rise is in an area surrounded by Parks, playgrounds, gardens and natural forests. Experience the best of Margaret River living with comfort and convenience in this beautifully appointed home.

## Other Features

NBN

Solar Panels

TV Antenna

Built in Robes

Dishwasher

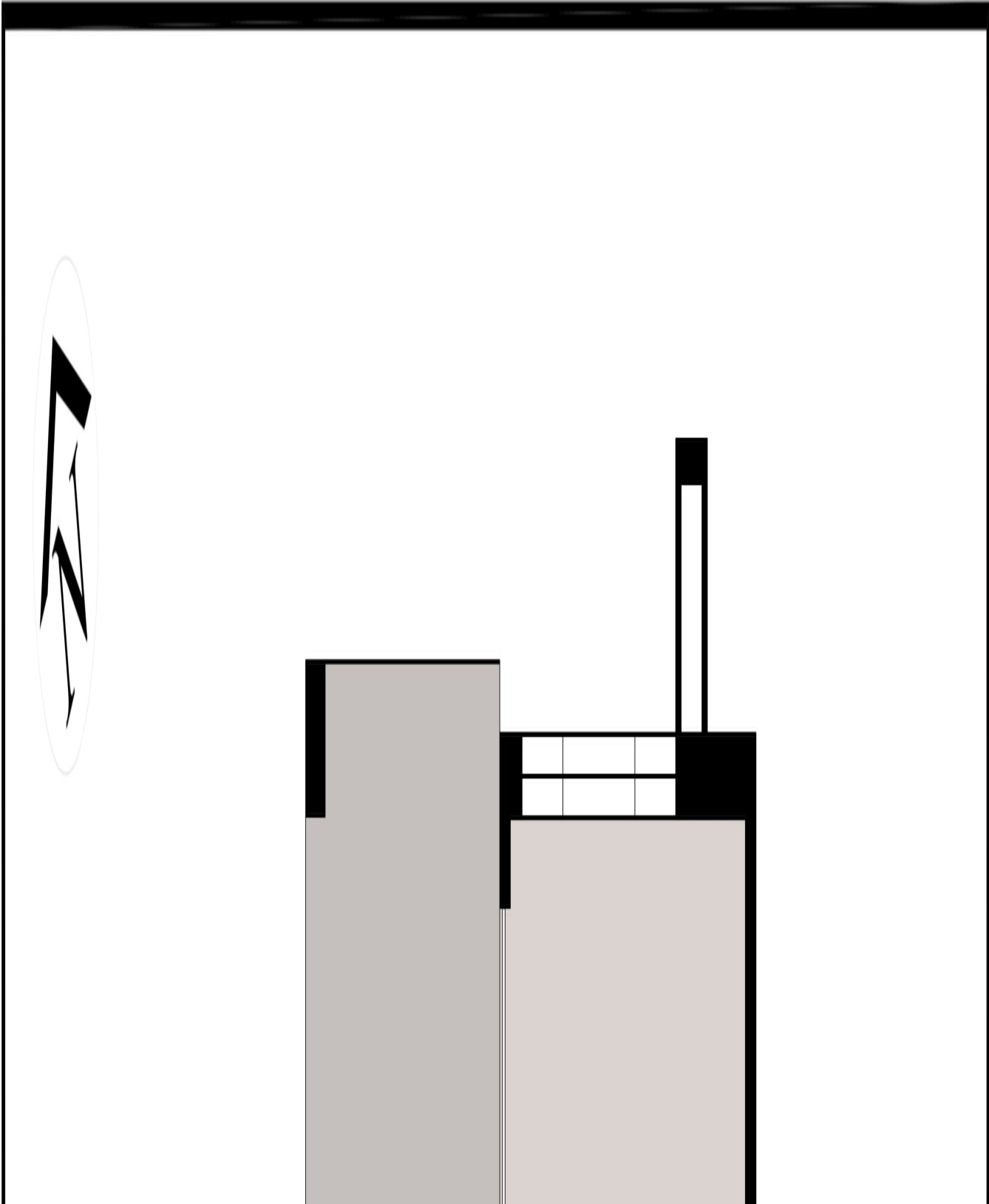
Remote Garage

RCD's

Established native gardens

Fully Fenced

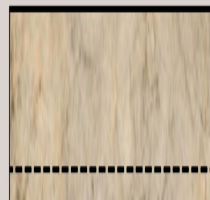
Floor Plan

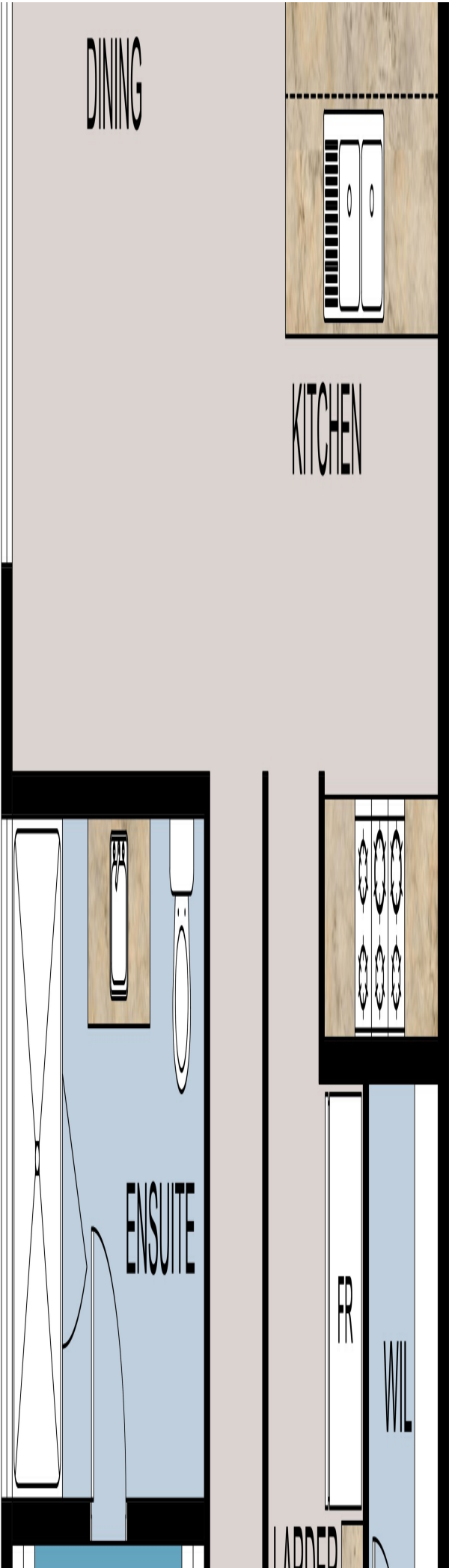


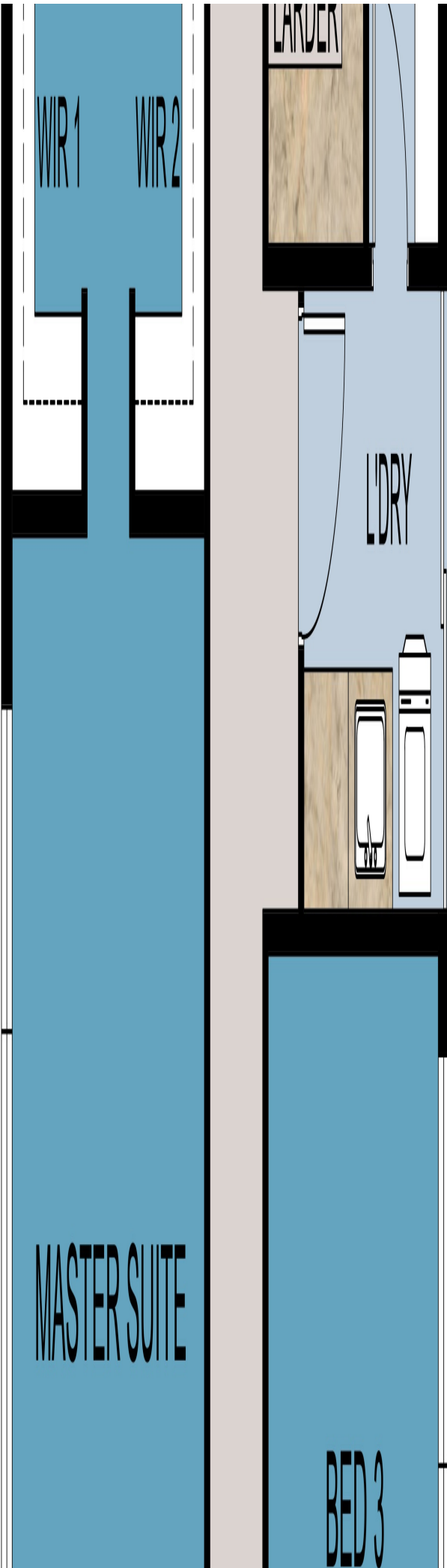
ALFRESCO

LIVING

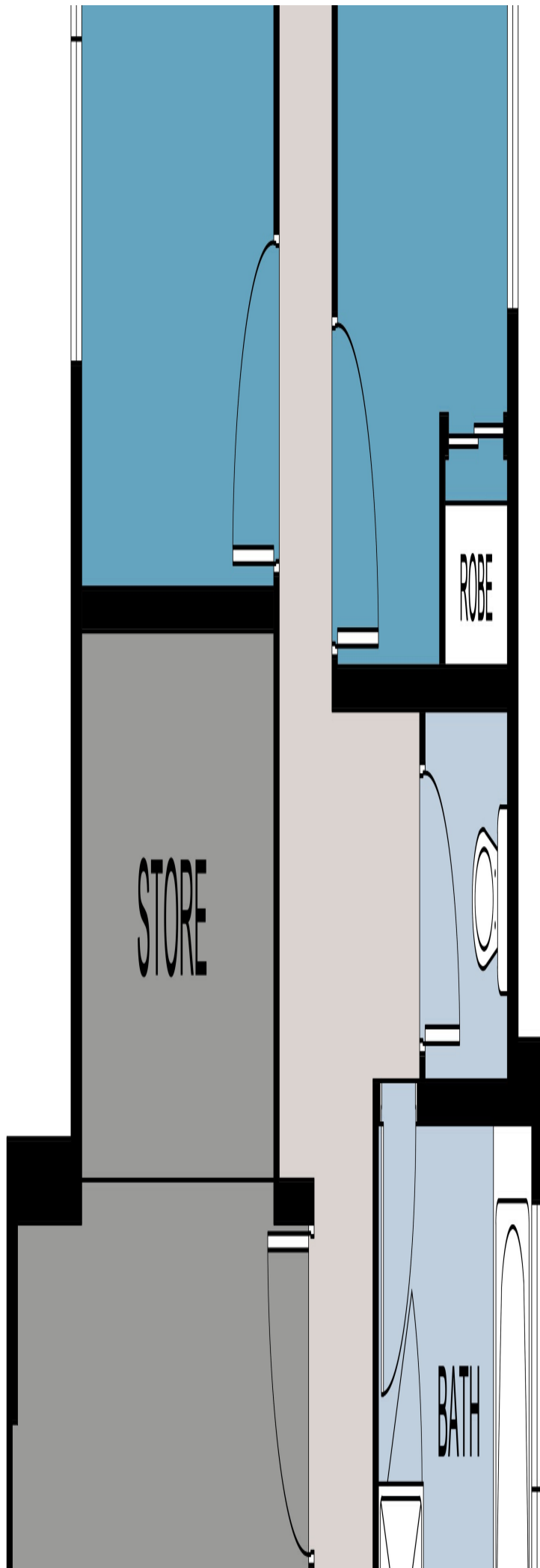
ENTRY









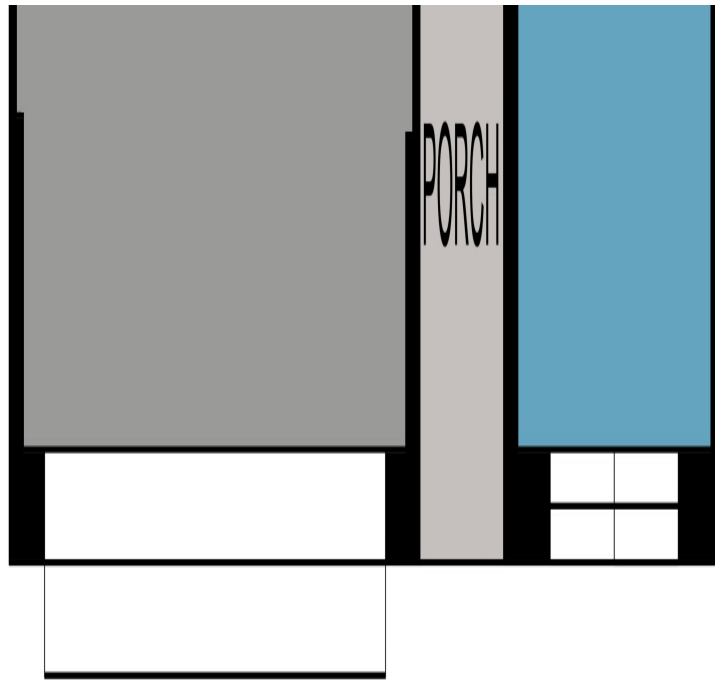


A floor plan diagram showing a Garage on the left and Bed 2 on the right. The Garage is a large grey area. Bed 2 is a blue area with a white wardrobe labeled 'ROBE' at the top. A doorway is visible at the top of the Bed 2 area, and a window is shown on the left wall of the Bed 2 area. The entire plan is enclosed in a black border.

GARAGE

BED 2

ROBE



# FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

13 Merrit Lane, Margaret River WA 6285



### Title Documents

Certificate of Title

Deposited Plan

Document

## 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



Vicki Genge

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[www.margaretriverrealestate.com.au](http://www.margaretriverrealestate.com.au)

**we put you first.**

## Margaret River WA 6285

### Suburb Snapshots

#### Houses



Median House Price  
**\$860,000**

12 months from 2-Apr-2024



Median Days on Market (House Sales)  
**49**

12 months from 2-Apr-2024



Number of Houses Sold  
**143**

12 months from 2-Apr-2024



Houses for Sale  
**42**



Interested Buyers (House)  
**2701**



Houses for Rent  
**12**

## Units



Median House Price

**\$860,000**

12 months from 2-Apr-2024



Median Days on Market (House Sales)

**49**

12 months from 2-Apr-2024



Number of Houses Sold

**143**

12 months from 2-Apr-2024



Houses for Sale

**42**



Interested Buyers (House)

**2701**



Houses for Rent

**12**

# 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**