

39 Widderson Place, MARGARET RIVER

Property Details

FOR SALE

39 Widderson Place, Margaret River



NATURAL BEAUTY

2  2  3 

Expressions of Interest

This delightful property is privately located within the landscape of the Leeuwin Naturaliste Ridge and provides the perfect scenario for those seeking a secluded lifestyle.

Located at the end of a quiet cul de sac and nestled amongst

- 2 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 3 Garages
- 1 Living Area
- Split System Air Conditioning

3.09 hectares of beautiful south west bush and only a 2.5 km walk from the coast, be lulled to sleep by the distant sounds of rolling surf and wake up every morning to nothing but the sounds of birdlife.

The entrance driveway meanders through the bush and leads to the stylish steel frame colourbond clad two bedroom two bathroom home that is nestled amongst nature and compliments the natural surroundings. Adding to the serenity are two winter creeks that flow through the block, providing the perfect habitat for a unique ecosystem of rare and endangered wildlife, as well as a proliferation of native flora, including wildflowers and ancient grass trees that stand majestically through the bush.

Two dwellings on the property provide several accommodation options. The main house is currently used for short stay accommodation and is licensed for this use until 2025. This modern stylish home has spacious open living, kitchen and dining area with jarrah floorboards throughout. The living room has a large wood fire place that can be fed forever with free firewood that can be sourced from the block. Serene views of surrounding gardens abound from every window and bring the tranquility of nature inside. Relax on the deck that surrounds the home and watch the kangaroos graze and enjoy the evening song of red tail cockatoos from the adjacent native bushland. Impress your guests by flicking a switch and lighting up the canopy of the forest with LED lighting that captures the ambience of the Australian bush at night. For more active pursuits, take in peaceful strolls through surrounding bushland along trails to the beach.

There is also a studio size dwelling that is shire approved for use as a shed, but with application, could possibly be converted to another accommodation option. There is also an incredible 16m x 7m colourbond shed that is capable of providing undercover parking for three vehicles, whether they be cars, caravans or even a boat. This shed also has workshop and office space that could be used for a myriad of purposes.

- Reverse Cycle Air Conditioning
- Water Tank
- Deck
- Floor boards
- Outdoor Entertaining
- Shed
- Workshop
- Built In Robes
- Dishwasher

or purposes.

Further afield from the home and set amongst the forest is a private camping area that even has the luxury of power and water, providing the ultimate campground for visitors, teenagers or even a romantic getaway under the stars.

Abundant rainfall captured in a 130,000 litre rainwater tank provides more than enough water for household use. A low yielding bore provides plenty of water for the prolific fruit trees and vegetable gardens, with the two winter creeks keeping the natural ecosystem refreshed and providing a beautiful backdrop to this delightful property that provides everything you need to escape the rat race, get back to nature and and get on with living your best life.

\$1,095,000

Photo Gallery









**Want to see more of
39 Widderson Place, Margaret River?**

[email Vicki Genge](#)

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

Property Location

39 Widderson Place, Margaret River

3.09 hectares



Your Agent



Vicki Genge

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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 39 Widderson Place, 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

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

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

- M Kerrigan



[Read our Google Reviews](#)

Our Agency



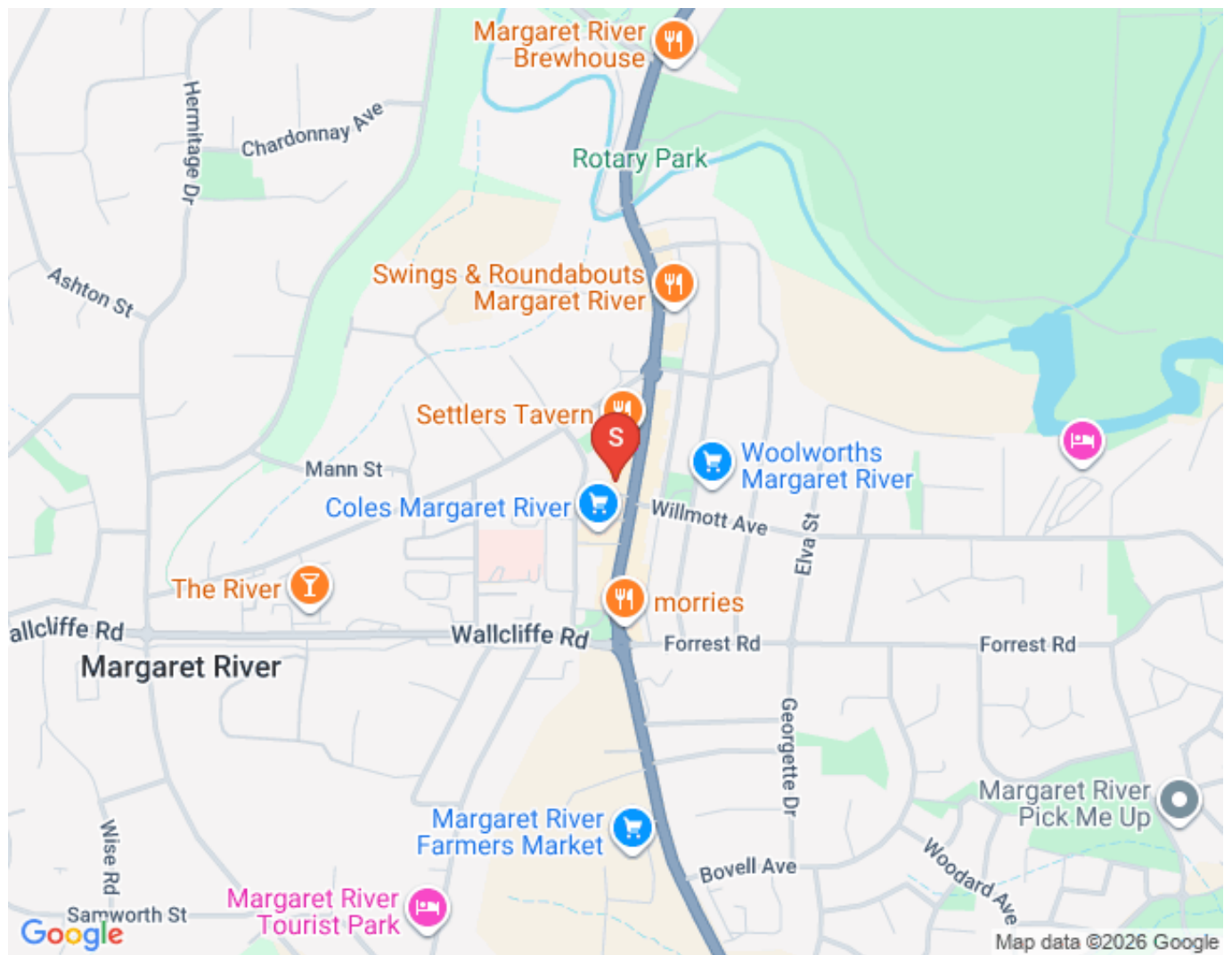
Margaret River Real Estate First National

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.”**



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national**
REAL ESTATE

Margaret River



Our Website

Click [here](#) to view 39 Widderson Place and similar properties on our website.

