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## Welcome

**Thank you for your interest in 22 Tonkin Boulevard, 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**

*Barry Granville*  
*m. 0407 572 937*

## About the property



### 22 Tonkin Boulevard, MARGARET RIVER

QUALITY AND STYLE IN A GREAT LOCATION

FROM

\$605,000

1 Living Area

Air Conditioning

Split System Air Conditioning

Reverse Cycle Air Conditioning

Gas Heating

Remote Garage

Outdoor Entertaining

Built In Robes

Dishwasher

This quality 4 bedroom, 2 bathroom home is sure to impress the most discerning of buyers. With spacious rooms, east facing living and good quality fixtures and fittings, the functional floor plan and outdoor entertaining makes excellent use of the 544m<sup>2</sup> lot.

Retained tiered gardens at the rear and double lock up garage provide enduring street appeal and a timber decked portico and double timber doors lead into a spacious entry, which is also accessed from the garage. The master suite is located at the front with walk-in robe and ensuite. Neutral carpets and white timber venetians provide privacy and style.

The large format gloss tiles in the entrance flow through to the open plan living area, down the hallway and even into the laundry. This high-quality flooring is a real feature of this property and draws the various elements of the home together.

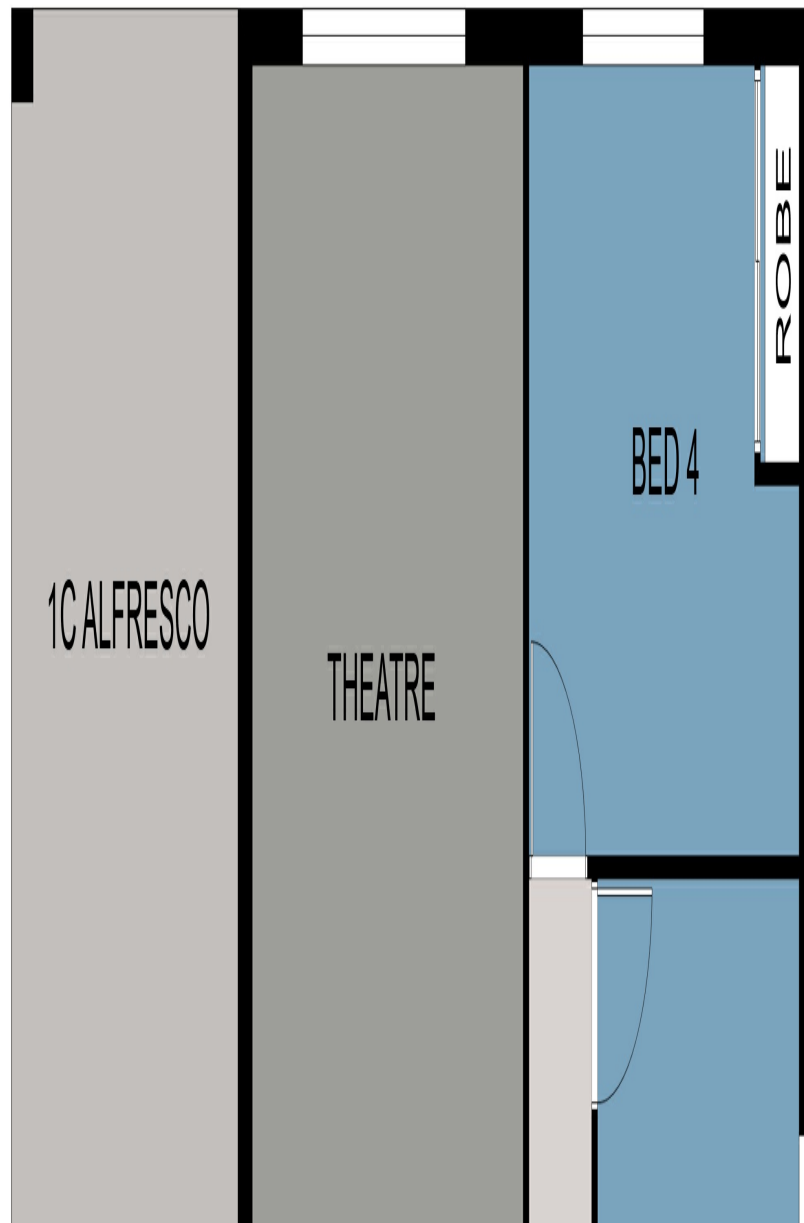
The kitchen has everything you would expect in a modern new home, classy touches such as the Corian benchtops, 900mm Blanco appliances and glass mosaic tiles add a very stylish touch. The carpeted lounge area offers a snug place to curl up and relax and could easily be closed off from the rest of the house should you desire. There are 3 very good-sized minor bedrooms, all

with double robes, great laundry and another quality bathroom with floor to ceiling tiles, separate bath and modern fittings.

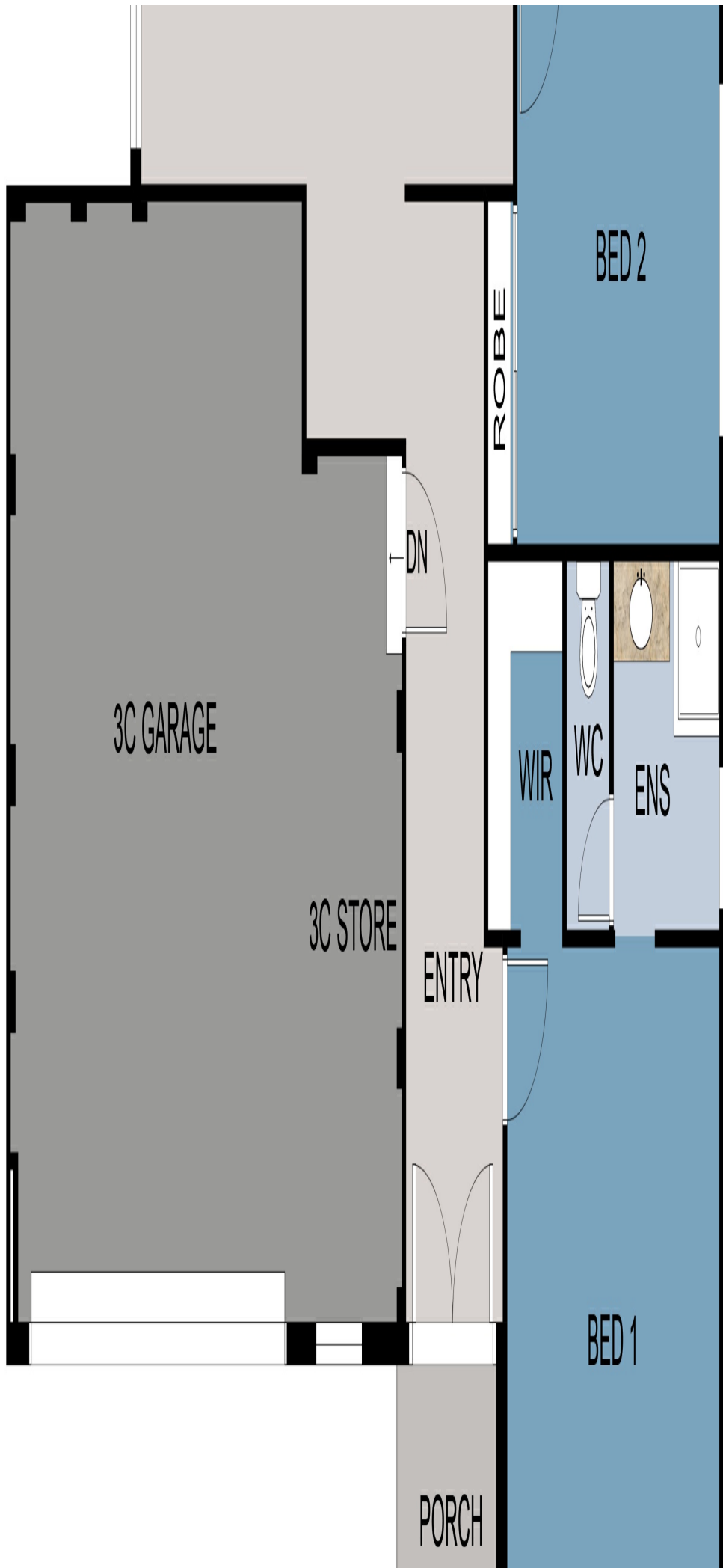
The alfresco area under the main roof catches the morning sun, with easy care terrazzo flooring and downlights. Landscaped raised garden beds, a rainwater tank and side gate finish this house off nicely.

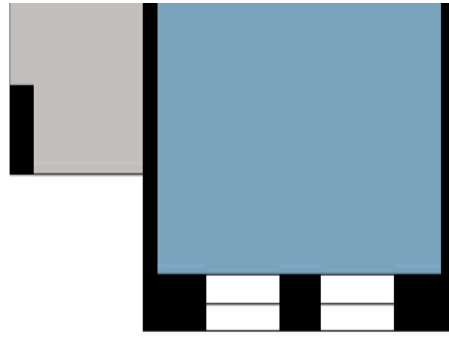
If you're in the market for an easy care, designer pad then this home ticks all boxes.

Floor Plan









# 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.*

## 22 Tonkin Boulevard





### Title Documents

[Certificate of Title](#)

[Deposited Plan](#)

[Document](#)

[Document](#)

[Notification](#)

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

**we put you first.**

## WA

### Suburb Snapshots

#### Houses



Median House Price  
12 months from 23-Nov-2023



Median Days on Market (House Sales)  
12 months from 23-Nov-2023



Number of Houses Sold  
12 months from 23-Nov-2023



Houses for Sale



Interested Buyers (House)



Median Rental Price (Houses)  
12 months from 23-Nov-2023



Houses for Rent

## Units



Median House Price  
12 months from 23-Nov-2023



Median Days on Market (House Sales)  
12 months from 23-Nov-2023



Number of Houses Sold  
12 months from 23-Nov-2023



Houses for Sale



Interested Buyers (House)



Median Rental Price (Houses)  
12 months from 23-Nov-2023



Houses for Rent

# About the Margaret River Region

## About the 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**