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Welcome

Thank you for your interest in 6 Casselton Grove, 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



6 Casselton Grove, Margaret River

CHARMING COUNTRY RESIDENCE IN SERENE BUSHLAND SETTING

**OFFERS
AROUND**

Ducted Cooling

Outside Spa

Ducted Heating

Remote Garage

Courtyard

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Discover the allure of this exceptional property, ideally located on a peaceful street surrounded by lush bushland and just a short drive from Margaret River town. Enjoy the convenience of being close to the beautiful Margaret River – imagine strolling from your home to the river for a refreshing swim and relaxing walk amidst tranquil greenery.

Set on a generous 2,101 sqm block, this impressive home boasts a substantial 401.19 sqm of built area, providing ample space for comfortable living and entertaining. Featuring 5 spacious bedrooms and 4 bathrooms, the property is thoughtfully designed to accommodate a granny flat or bed and breakfast under one roof. This versatility offers potential for additional income through bed and breakfast or provides dedicated space for aging parents or family members, ensuring privacy and comfort within a beautiful, expansive environment.

The open-plan kitchen, dining, and living areas are flooded with natural sunlight from large east-facing windows. While preparing meals, enjoy views of the gorgeous, low-maintenance garden, creating a serene and dream-like atmosphere right outside your door.

The covered alfresco area enhances the property's charm, featuring a spa and generous space for BBQs and outdoor furniture, perfect for entertaining family and friends. The property also

includes multiple side accesses and ample parking, with a double garage conveniently situated at the rear of the home.

Features

Led lighting

Ducted A/C

High ceilings

Ceiling fans

Rear Shed

Walk in pantry

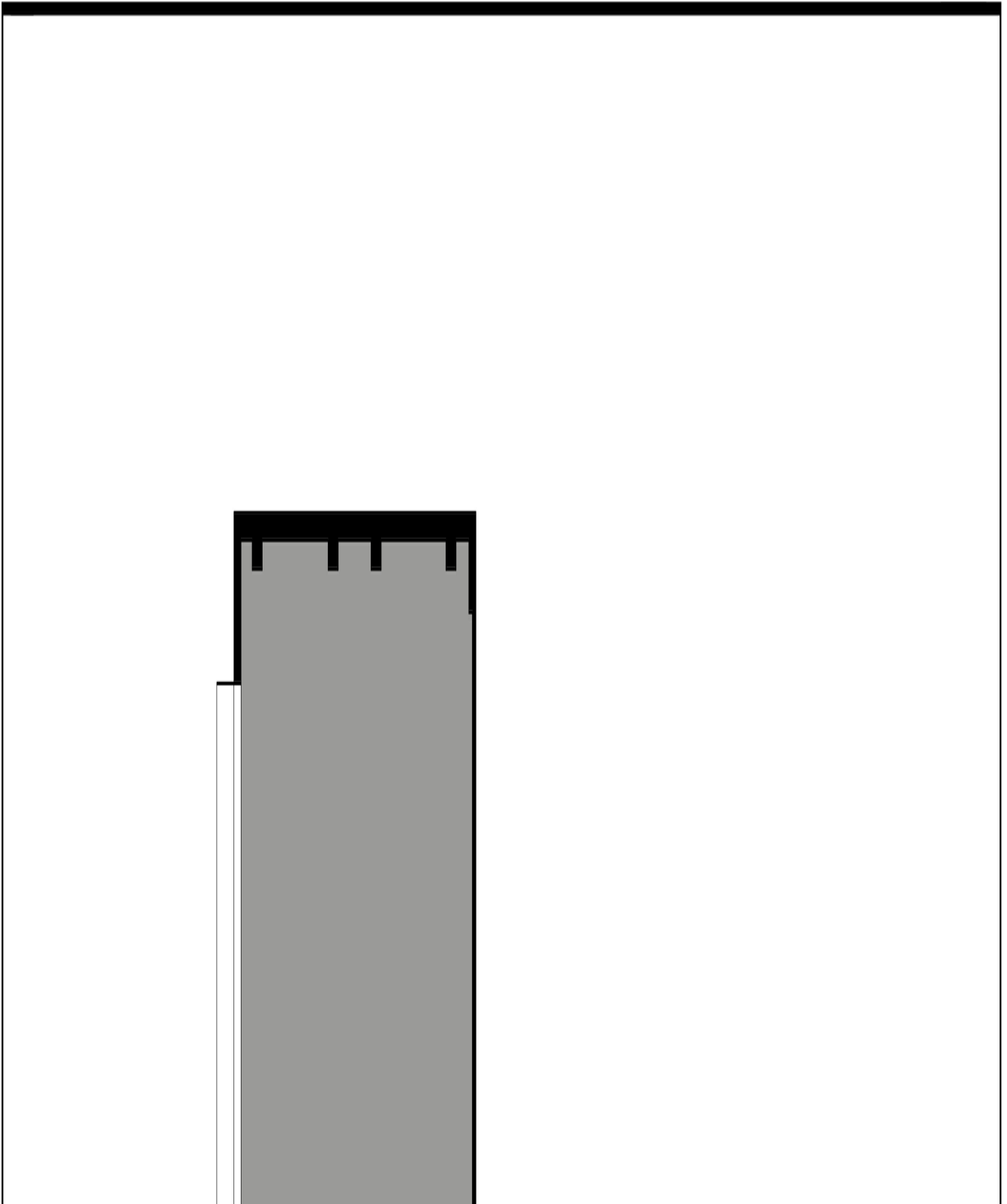
Walk in robes

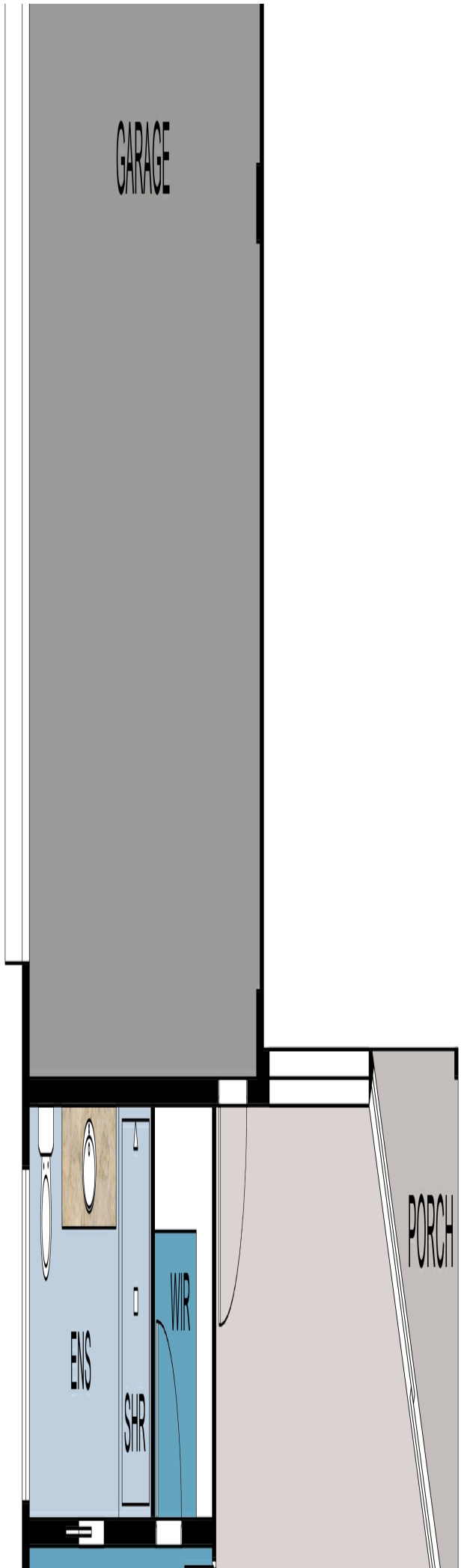
Convenience access to schools, shops, and cafes

Low maintenance lawns and rear gardens

Don't miss the opportunity to experience this exceptional property for yourself. Contact us today to find out the schedule of home opens and see firsthand what makes this home truly special. We look forward to showing you around!

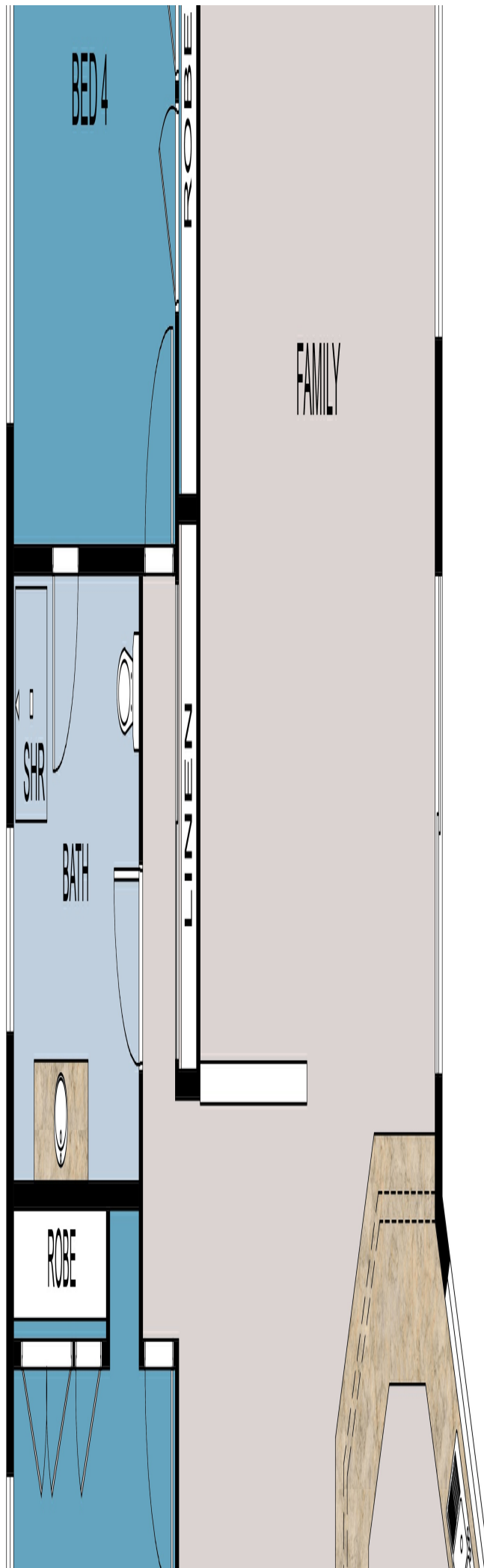
Floor Plan

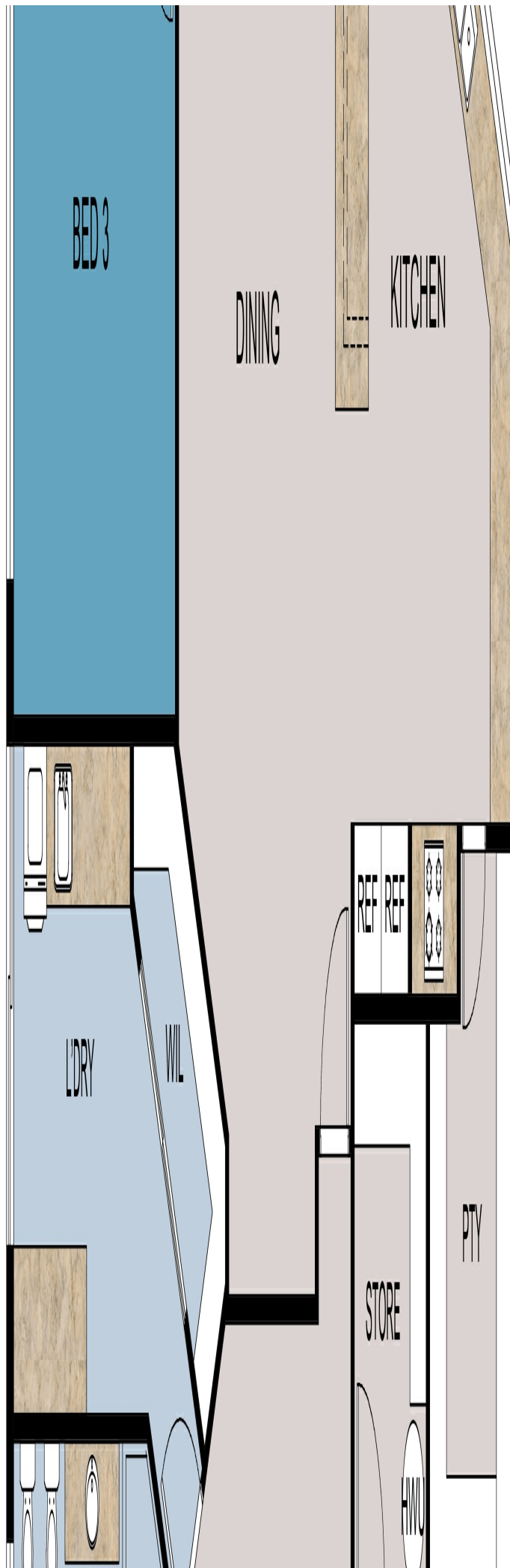


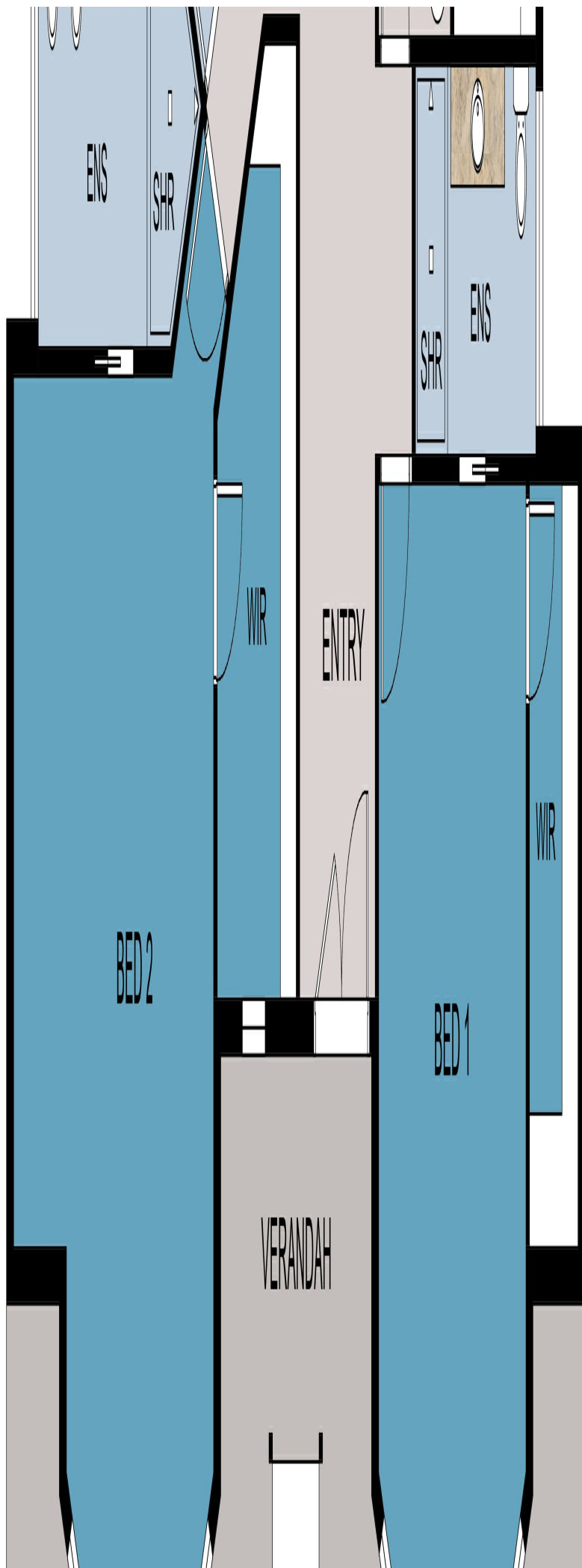


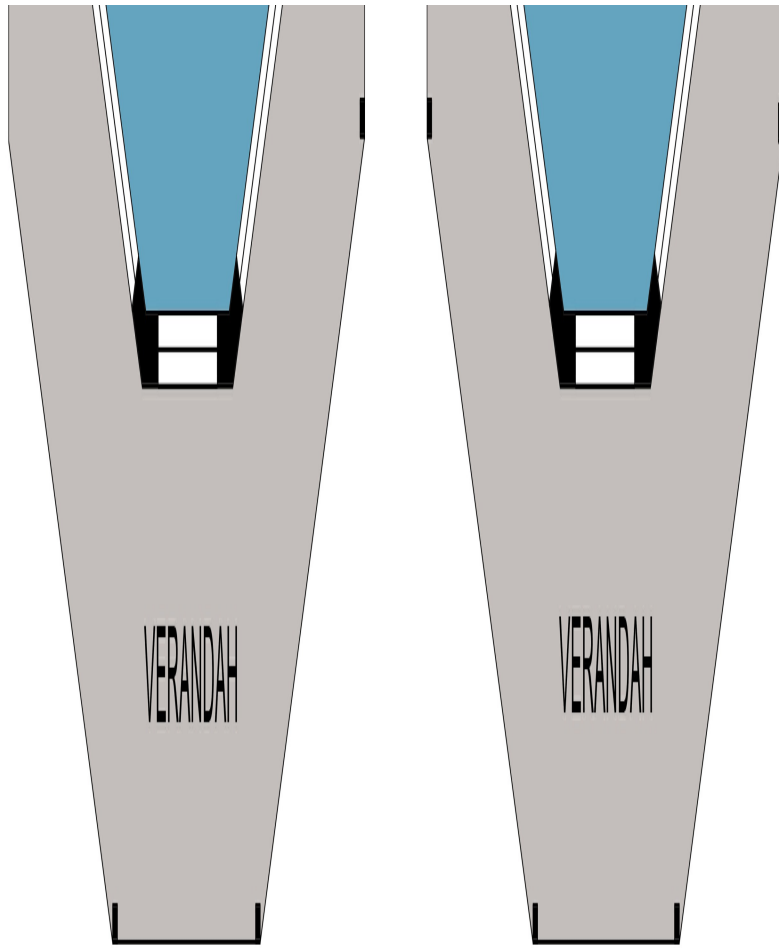
BUNK ROOM/
BED 5

CONSERVATORY









FLOOR PLAN

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

Das Diagramm kann ohne Gewährleistung der Genauigkeit und der Lage

DUKDOWNHIRE.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.

6 Casselton Grove, Margaret River WA 6285



Title Documents

**Certificate of
Title**

**Certificate of Title with
Sketch**

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



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we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price
\$1,050,000

12 months from 15-Jun-2025



Median Days on Market (House Sales)
40

12 months from 15-Jun-2025



Number of Houses Sold
118

12 months from 15-Jun-2025



Houses for Sale

28



Interested Buyers (House)

2436



Median Rental Price (Houses)

\$800

12 months from 15-Jun-2025



Houses for Rent

23

Units



Median House Price

\$1,050,000

12 months from 15-Jun-2025



Median Days on Market (House Sales)

40

12 months from 15-Jun-2025



Number of Houses Sold

118

12 months from 15-Jun-2025



Houses for Sale

28



Interested Buyers (House)

2436



Median Rental Price (Houses)

\$800

12 months from 15-Jun-2025



Houses for Rent

23

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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