

## 390 Roxburgh Road, MARGARET RIVER

### Property Details

### FOR SALE

#### 390 Roxburgh Drive, Margaret River



YOU SIMPLY MUST HAVE THIS.....UNIQUE SMALL ACREAGE

4  2  2 

Tucked away in very scenic treelined lane is this gorgeous residence, positioned in one of the regions most sought after private locales. Situated between the Margaret River Town Centre and our amazing coastline, with all the region has to offer close by. Only minutes away via a back track is the Margaret River Pony Club, and Golfers only have a 2

- 4 Bedrooms
- 2 Bathrooms
- 2 Garages
- Reverse Cycle Air Conditioning
- Ducted Heating
- Remote Garage

minute drive to the golf course. The Rivermouth and Margaret River only 4 minutes away.

The residence is simply beautiful and could easily feature in a classy home beautiful magazine. Surrounded by mature trees and gardens, the property is very private and all living areas face an ideal northern aspect.

Visitors will go "wow" as they step through the front door entry to a stunning centre piece hallway. You are immediately drawn to the large open plan entertainment area with its soaring two storey roofline. This area is split level, with separation from the lounge dining area to the chefs kitchen, all with fabulous views of the property from every window.

Solid jarrah windows and door fixtures feature throughout, as do massive 5" jarrah floorboards out of the Fremantle Wool Sheds.

High white timber lined ceilings impress, as do custom one off windows, framing some wonderful views outside. Ducted heating and cooling and ceiling fans and a slow combustion fire keep the temperature perfect all year round.

Above the lounge area is another separate loft lounge area. Super cosy, taking in the heat from the slow combustion fire downstairs and some great views inside the home and once again outside to the property.

There are four large bedrooms and two large bathrooms, with the master bedroom ensuite featuring a classic iron clawfoot bath.

Storage is not an issue at 390 Roxburgh with ample provisions throughout the residence.

All of this currently functions as "Retreat on Roxburgh" and is a hit with guests to the short stay market.

Adjoining the main residence is a studio, absolutely ideal as an artist retreat or home occupation area. Once again boasting stunning jarrah French doors and north facing deck.

The property boasts electric entrance gates, is fully fenced and is structured at present to keep a few horses on site with stables, round yard and a great tack room that would convert to sleeping quarters, or studio with ease.

All the living areas overlook the fully landscaped gardens and the areas set up for the horses. With a lovely treelined

- Deck
- Floor boards
- Fully Fenced
- Dishwasher

and the areas set up for the horses. With a lovely treed backdrop, once again providing excellent privacy from neighbours. A large soak sits in the north east corner which adjoins a winter creek lined with big old Peppermint trees. The double garage is massive. Easily storing a big four wheel drive, huge horse float and access via a rear roller door to a hard stand ideal to store a camper, boat or trailers. Location, infrastructure, appeal and presentation will impress.

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**From \$1,349,500**

## Photo Gallery













**Craig Bamford**

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**Want to see more of  
390 Roxburgh Drive, Margaret River?**

[email Craig Bamford](mailto:craig@margaretriverrealestate.com.au)

or call him on 0417 922 223  
to arrange an inspection.

## Property Location

390 Roxburgh Drive, Margaret River

**9996 sqm**



## Your Agent



### Craig Bamford

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Craig has been successfully selling real estate of all types in Margaret River for well over two decades and is recognised as one of the top property consultants in the region. His dedication to his profession sees him consistently being named as one of the Top 10 consultants in the entire First National network.

**Craig is the exclusive selling agent for 390 Roxburgh Drive, so if you have any queries please don't hesitate to [email him](mailto:craig@margaretriverrealestate.com.au) or call him on 0417 922 223.**

## Recent feedback from some of Craig's clients...

*We had such a great experience working with Craig Bamford at Margaret River Real Estate First National to buy our house. Craig was so professional, personable & genuine & very generous with his time & in sharing his knowledge, which helped to make the whole experience really smooth & enjoyable. We would highly recommend Craig & the team at Margaret River Real Estate First National.*

*- Samantha Togni*

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*A successful transaction does not occur by chance. Success, in most real estate transactions, is entirely attributed to the professionalism of a real estate agent. Craig Bamford, you are a professional real estate agent. You never influenced me, you listened attentively and acted on it. I was impressed by your honesty and efficiency. Communicating with you was easy and effortless. I will not hesitate to recommend you to any future client. I'm a contented customer.*

*- N Marsella*

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*I have found the First National Real Estate Office and in particular Craig Bamford to be extremely*

*professional and friendly to deal with. His service and advice have been fast, accurate and efficient and with more than a little local knowledge sprinkled in to make the process of locating and purchasing real estate in this beautiful but competitive market location, Margaret River, a real pleasure. I believe Craig and the First National team are good at what they do because they really enjoy what they do and it shows.*

*- E & P McLagan*

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[\*\*Read our Google Reviews\*\*](#)

## Our Agency



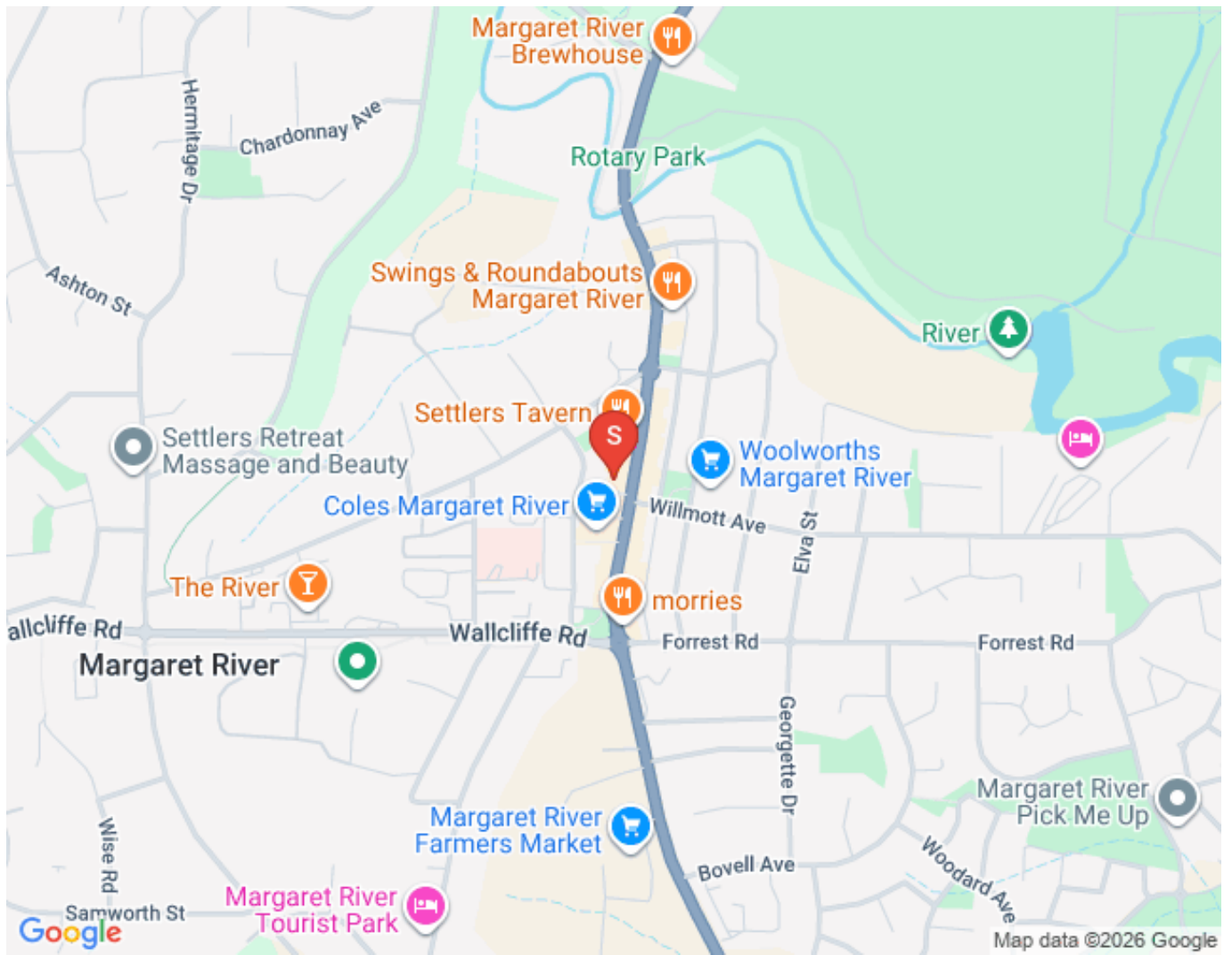
### Margaret River Real Estate First National

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 very 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 of the way. 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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## Our Website

Click [here](#) to view 390 Roxburgh Drive and similar properties on our website.

