

Table of Contents

- | Welcome
- | About the property
- | Locally owned, with national reach
- | About the Margaret River Region

Welcome

Thank you for your interest in 53 Pimelia Drive, 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

Megan Booth

m. 0427 480 745

About the property



53 Pimelia Drive, Margaret River

EXCEPTIONAL FAMILY HOME

5  2  4 

**UNDER
OFFER**

3 Living Areas

Ducted Cooling

Ducted Heating

Water Tank

Remote Garage

Secure Parking

Outdoor Entertaining


Shed

Workshop

Fully Fenced

Built In Robes

Dishwasher

"If you're searching for an exceptional family home, look no further  this one's a real gem! Located in the desirable Rapids Landing, just steps away from the local primary school and overlooking a serene public open space, this impressive residence is designed to cater to all your family's needs.

Completed in 2023 by WA Country Builders, this stunning home features five generously sized bedrooms, two luxurious bathrooms, and multiple living areas, including a spacious main living room with floor-to-ceiling windows that offer captivating views of the public open space and winter creek. High ceilings, LED lighting, engineered vinyl plank flooring, and fully ducted heating and cooling create a comfortable and stylish living environment, while the slow wood combustion heater adds a touch of cozy warmth.

The heart of the home is the breathtaking kitchen, which showcases stone benchtops, soft-closing drawers, a 900mm electric fan-forced oven, a 5-burner gas cooktop, a rangehood, a plumbed fridge recess, a dishwasher, and a spacious walk-in butler's pantry complete with

shelving and cupboards. Conveniently located nearby is the laundry, with direct access to both the double garage and the backyard.

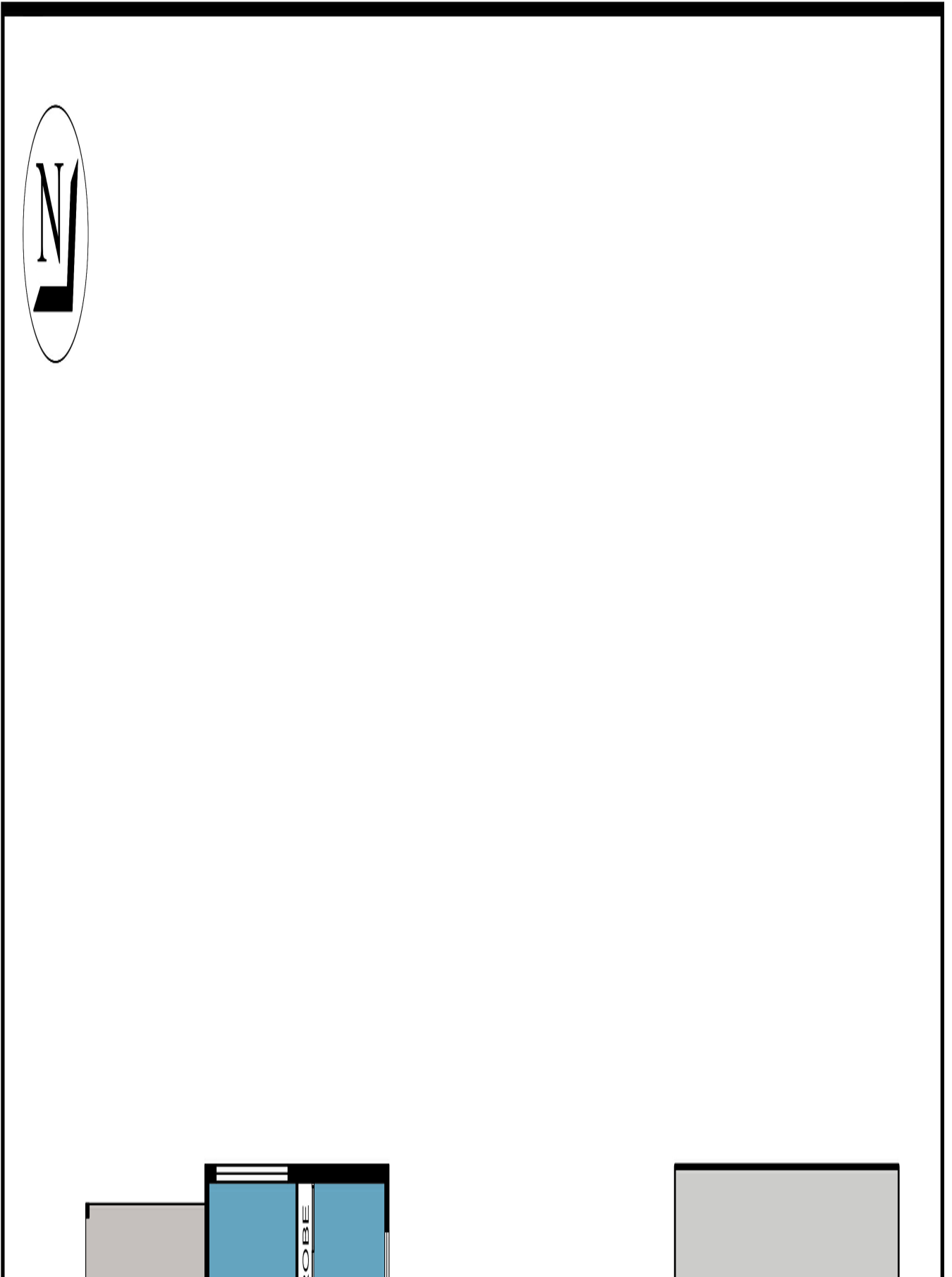
The children's bedrooms are situated in a separate wing off the kitchen, offering four large bedrooms, all with built-in robes (BIRs), carpets, window treatments, and ceiling fans. This wing also includes an activity room and a main bathroom featuring a shower, bath, vanity, a separate WC, and a large linen press. The primary bedroom is a true sanctuary, located at the front of the home and resembling a high-end hotel suite. It includes floor-to-ceiling sheer curtains, a walk-in robe, and a luxurious ensuite bathroom with a separate WC. The nearby media room, equipped with double doors, is the perfect spot for movie nights or catching up on your favorite TV shows.

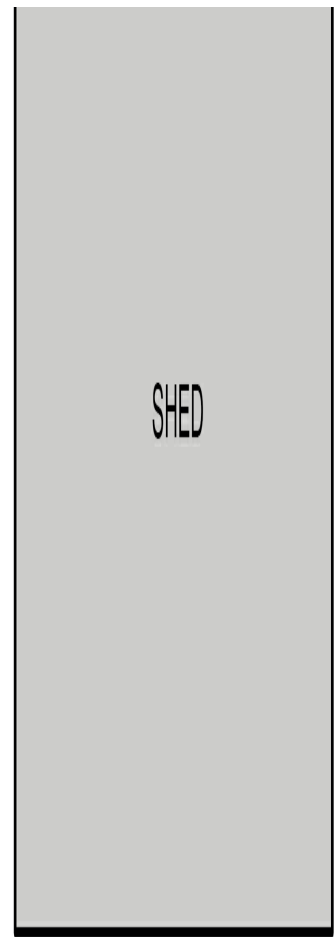
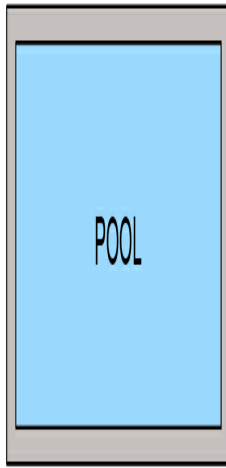
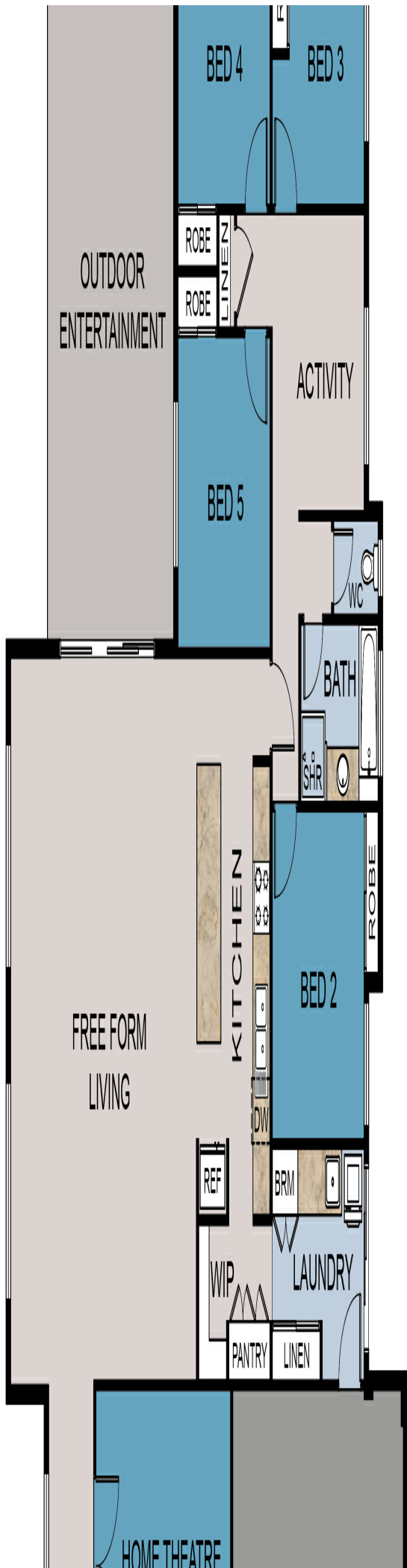
Step outside to the large alfresco area, which overlooks the public open space and creek line—an idyllic spot for birdwatching, hosting guests, or enjoying large family gatherings. The outdoor space continues to impress with a saltwater fiberglass swimming pool (6.5m x 3m), a grassed area big enough for a trampoline, and a massive 10m x 8m powered workshop with a remote roller door, glass sliding door, insulation, retic controller, and a rainwater tank connected to the mains water supply.

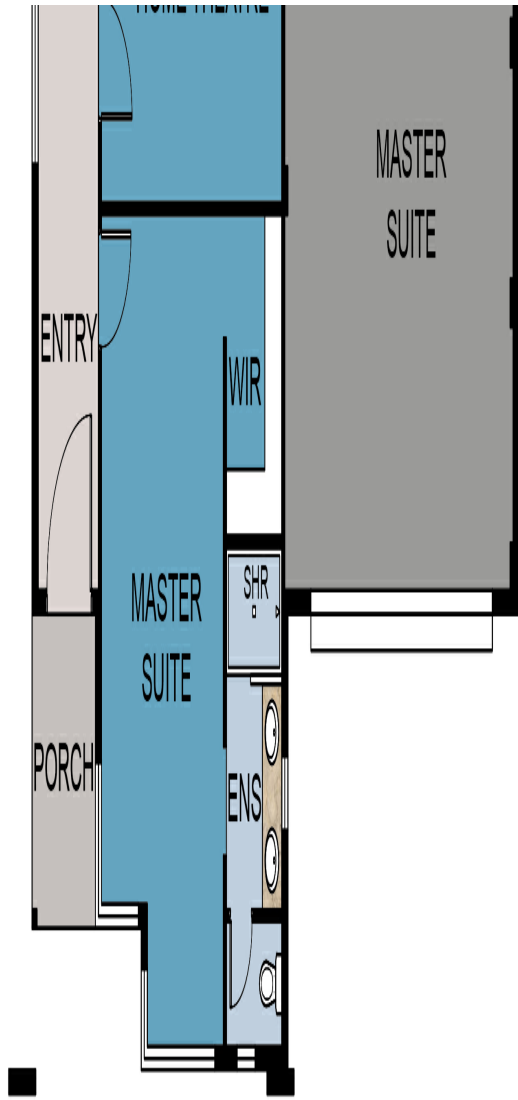
Additional features include powder-coated aluminum slate fencing and gates, side access, aggregate concrete surrounding the pool, pathways, and driveways. The property also benefits from security cameras, fully landscaped and retained native gardens with large granite rocks, and reticulated irrigation.

This immaculate property is ready for its new family to move in and enjoy—just in time for summer and the upcoming school holidays!"

Floor Plan







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.

53 Pimelia Drive, Margaret River WA 6285



Title Documents

**Certificate of
Title**

**Deposited
Plan**

**Deposited Plan - Title
List**

**Document
0039953**

**Document
0039954**

**Document
0055122**

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



Megan Booth

m. 0427 480 745

megan@margaretriverrealestate.com.au

www.margaretriverrealestate.com.au

we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price

\$862,500

12 months from 16-May-2024



Median Days on Market (House Sales)

51

12 months from 16-May-2024



Number of Houses Sold

143

12 months from 16-May-2024



Houses for Sale

46



Interested Buyers (House)

3051



Houses for Rent

12

Units



Median House Price

\$862,500

12 months from 16-May-2024



Median Days on Market (House Sales)

51

12 months from 16-May-2024



Number of Houses Sold

143

12 months from 16-May-2024



Houses for Sale

46



Interested Buyers (House)

3051



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](#)