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Welcome

Thank you for your interest in 3 Holbrook Street, 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

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About the property



3 Holbrook Street, Margaret River

SOLAR PASSIVE DESIGNER HOME

**OFFERS
ABOVE**

2 Living Areas

Deck

Outdoor Entertaining

Shed

Built In Robes

Dishwasher

Located in the sought-after family-friendly neighbourhood of Rapids Landing, 3 Holbrook Street is a stunning modern solar passive designer home built in 2016 by renowned local builder Tectonics. This thoughtfully crafted residence features rammed earth and timber framing, offering both aesthetic appeal and exceptional thermal efficiency. With three bedrooms, two bathrooms, two living areas, study nook and large outdoor living area with edible gardens and extra room/office or bedroom at the rear of the block. Fully insulated in the walls and ceilings, the home boasts polished concrete floors throughout, ensuring year-round comfort and energy efficiency.

Sustainability at its Core

Designed with sustainability and environmental consciousness in mind, the property features lush, edible gardens including raised veggie boxes, an array of fruit trees, and a dedicated chook run. Native and edible screening plants provide privacy and enhance the green ambiance, while the property is greywater-ready for efficient water use.

Welcoming Exterior

A concrete driveway leads to a spacious double carport, surrounded by well-established gardens that create a serene and private setting. The inviting entrance, accessed via a

beautifully crafted timber deck, features a grand Jarrah and Blackbutt timber door that opens to the heart of the home.

Expansive Open-Plan Living

Upon entering, you are greeted by a spacious open-plan living area characterised by high ceilings and stunning polished concrete floors. Thoughtfully positioned north-facing windows and sliding doors bathe the space in natural light while providing seamless access to the outdoor alfresco area, complete with Jarrah timber decking and a pull-down outdoor blind for year-round enjoyment. A slow wood combustion heater ensures cozy warmth during winter, while ceiling fans provide cooling comfort in summer.

Gourmet Kitchen

The beautifully appointed kitchen is a chef's delight, featuring exquisite Blackbutt timber waterfall bench tops, an electric 600mm oven, 4 burner gas cooktop, range hood, microwave nook, and dishwasher. Ample pantry space ensures storage convenience, and a cleverly designed nearby alcove offers a spot for children's artwork and a handy charging station.

Private and Spacious Bedrooms

A hallway leads to the well-appointed sleeping quarters. The two minor bedrooms are generously sized, featuring plush carpets, built-in robes, desk recesses, window treatments, and ceiling fans for optimal comfort. A versatile second living area provides flexibility as a media room, study, or potential fourth bedroom.

The master suite, located at the rear of the home for added privacy, offers picturesque backyard views. It includes built-in robes, a desk recess, ceiling fan, and a spacious ensuite bathroom, creating a tranquil retreat.

Functional Amenities

The home includes a well-designed laundry room with ample cabinetry, a sink, separate WC and a skylight that floods the space with natural light. The spacious main bathroom features a stylish vanity, shower over bath with glass screen and IXL.

Bonus Features

A unique addition to the property is the standalone structure in the backyard, which offers flexible usage as a fifth bedroom, home office, or creative studio. Fully insulated and powered, it provides additional space to suit various lifestyle needs. Adjacent to this is a separate storeroom and an outdoor shower with both hot and cold water❖ideal for rinsing off after a day in the garden.

Outdoor Paradise

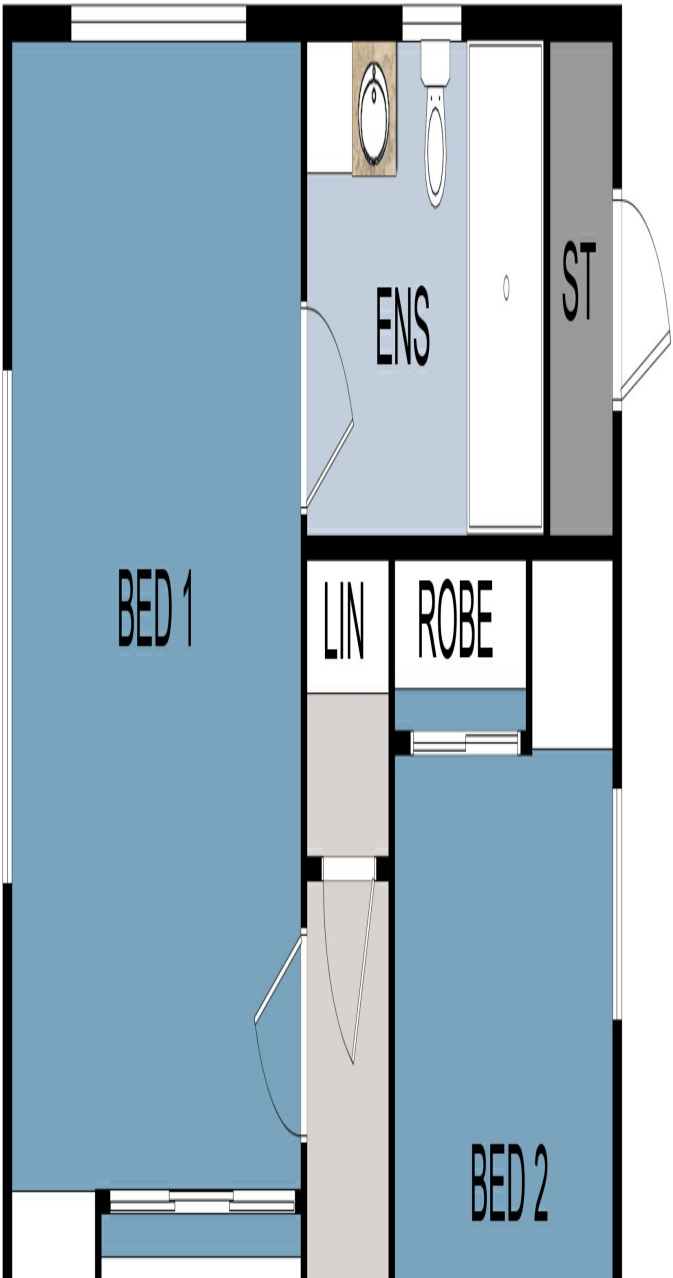
The backyard is a haven for nature lovers and entertainers alike, featuring Jarrah timber decking, veggie boxes, a chicken run, a garden shed, and a rainwater tank. Fruit trees, including Orange, Apricot, Plum, Fig, and Pomegranate, offer a delightful seasonal bounty.

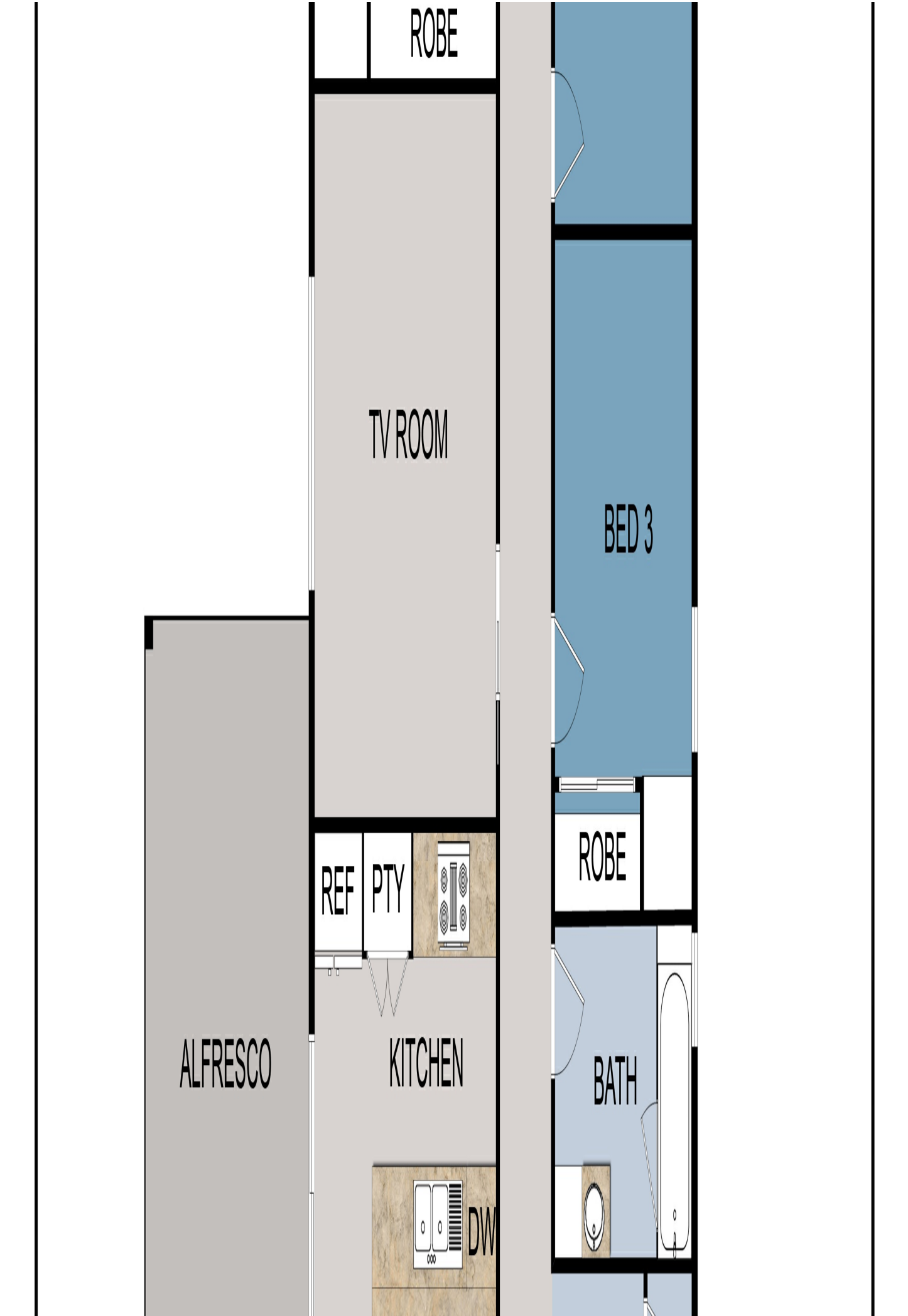
Prime Location

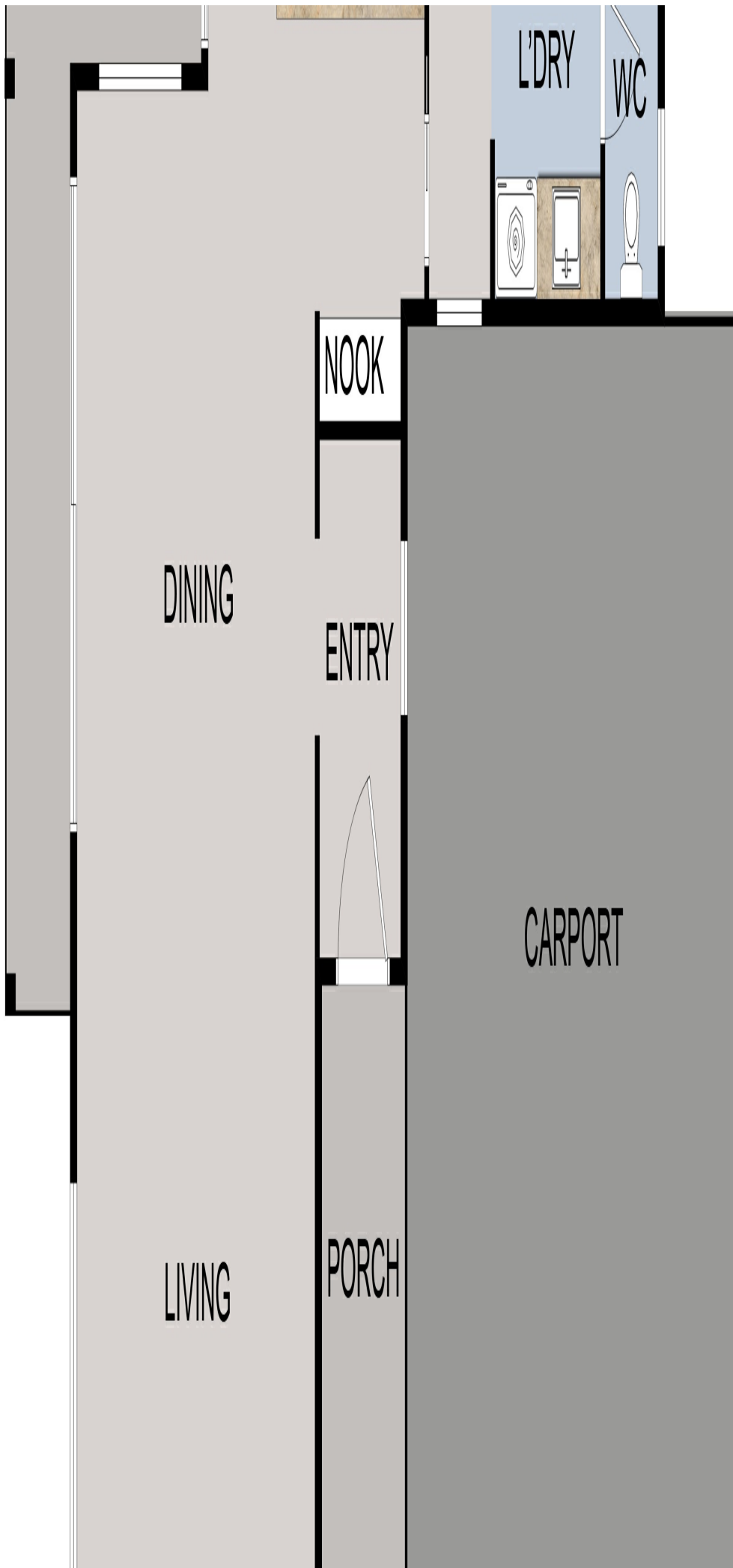
Situated just 1.7km from the renowned Margaret River Farmers Market and 2km from the vibrant main street, this home enjoys the perfect blend of convenience and tranquility. The nearby state-of-the-art primary school makes it an ideal choice for families.

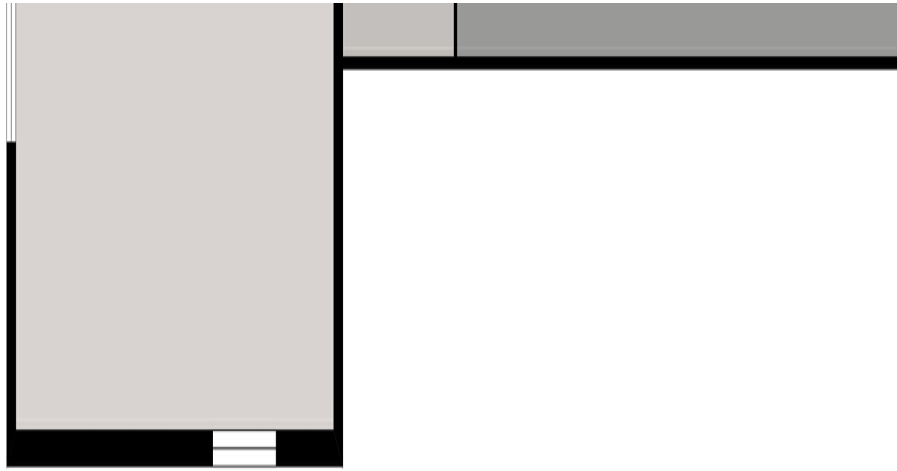
Don't miss the opportunity to own this exceptional eco-friendly residence that perfectly balances sustainability, comfort, and modern living.

Floor Plan









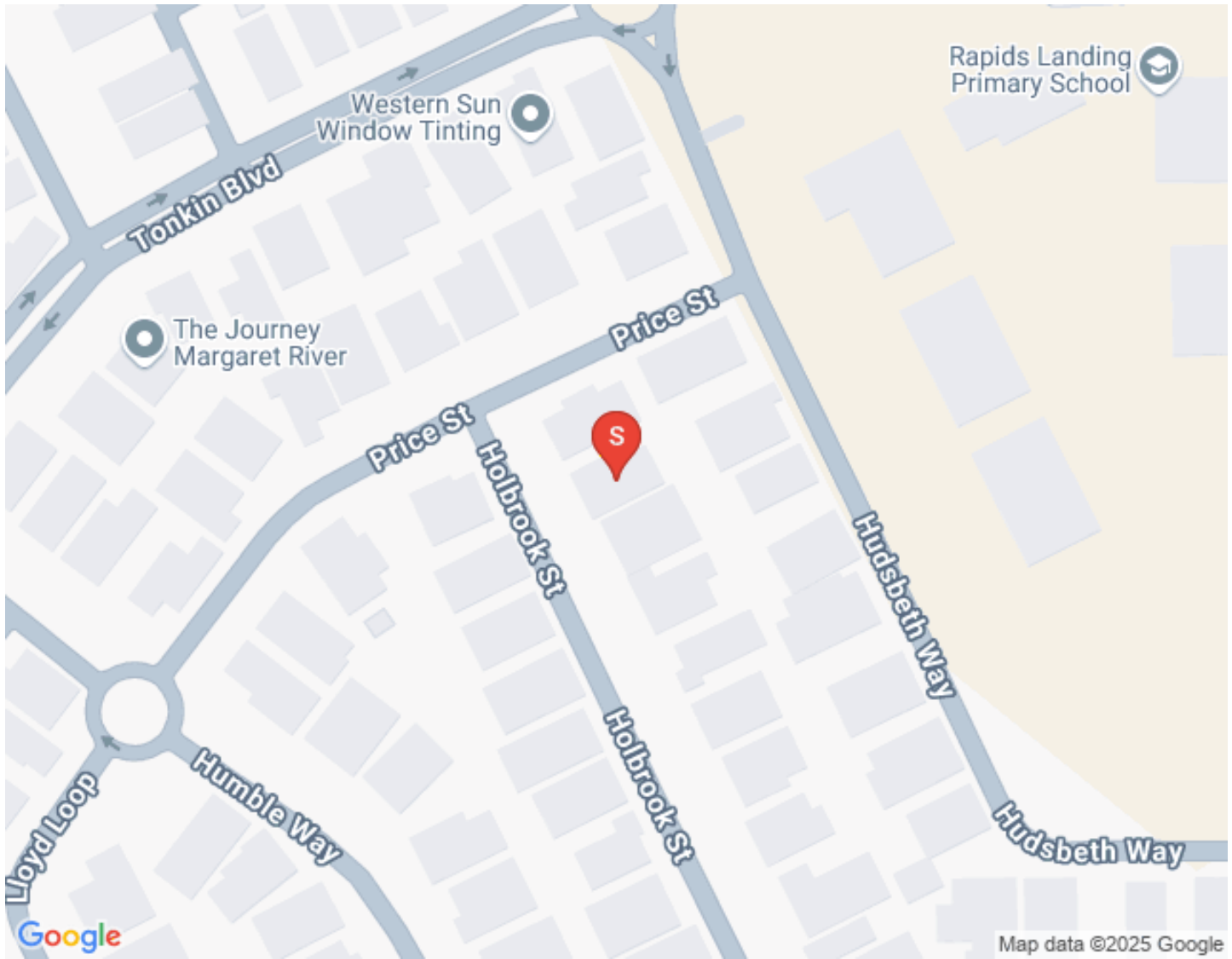
FLOOR PLAN

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.

3 Holbrook Street, Margaret River WA 6285



Title Documents

**Certificate of
Title**

**Deposited Plan Title
List**

**Deposited Plan
56165**

**Covenant Plan
K485909**

**Document
K501708**

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.

Your agent



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we put you first.

Our aim is to get you better results, faster.

WA

Suburb Snapshots

Houses



Median House Price
12 months from 15-Jul-2024



Median Days on Market (House Sales)
12 months from 15-Jul-2024



Number of Houses Sold
12 months from 15-Jul-2024



Houses for Sale



Interested Buyers (House)



Houses for Rent



Median House Price
12 months from 15-Jul-2024



Median Days on Market (House Sales)
12 months from 15-Jul-2024



Number of Houses Sold
12 months from 15-Jul-2024



Houses for Sale



Interested Buyers (House)



Houses for Rent

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