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Welcome

Thank you for your interest in 6 Cassia Way, 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



6 Cassia Way, Margaret River

**PREMIUM HOME LOCATED IN DARCH
VIEW BROOK**

**OFFERS
ABOVE**

2 Living Areas

Ducted Cooling

Study

Ducted Heating

Solar Panels

Remote Garage

Deck

Outdoor Entertaining

Built In Robes

Dishwasher

Nestled along the scenic Darch View Brook, this meticulously crafted family residence offers an unparalleled lifestyle of convenience and tranquility. With Margaret River's vibrant town center just 2 km away, residents enjoy easy access to Coles, Woolworths, Margaret River Hospital, and reputable schools such as Margaret River Primary School and St Thomas More Catholic Primary School. Surrounded by open green spaces, natural bushland, and children's playgrounds, this home is perfectly positioned for a family-oriented, active lifestyle.

Built by Dale Alcock in 2019, this double-rendered brick and colorbond home is both stylish and functional, blending modern comforts with thoughtful design elements. Boasting four well-sized bedrooms, two luxurious bathrooms, and two distinct living areas, this home also features fully ducted heating and cooling with multiple zoned settings to suit each family member's comfort. A study nook and a spacious double garage with direct entry into the home add to its convenience, with a rear roller door offering seamless access to the backyard for practicality and ease of movement.

Upon entering, you're greeted by an expansive open lounge, filled with natural light from high ceilings and premium window treatments. Down the hallway, a cleverly integrated study nook creates a cozy workspace or homework zone. The hallway flows into the main open plan living area, incorporating a large dining area and a stunningly appointed kitchen.


Designed for culinary excellence, the kitchen boasts premium Essa stone benchtops, a 900mm Westinghouse electric oven, a five-burner gas cooktop, a powerful rangehood, and a plumbed fridge recess. An LG dishwasher and a sophisticated, white-tiled splash back complete the space, while a substantial walk-in scullery offers additional stone benchtops, built-in shelving, and plenty of storage. The scullery is strategically located near the laundry for added convenience, with direct access from the double garage for easy unloading.

The main living area exudes elegance with high ceilings and white plantation shutters, complemented by Veri Shades. A built-in bar area with a rustic timber countertop, fitted with power points, creates the perfect setup for entertaining guests or enjoying a quiet evening in.

The master suite, positioned at the rear of the home for maximum privacy, presents a hotel-inspired sanctuary with a spa-like ensuite. Dual basins set in stone benchtops, dual shower heads, double mirrors, and a private WC offer a luxurious experience. A generously sized walk-in robe provides ample storage space, while French doors open directly onto the alfresco area, allowing you to step out and enjoy your own private oasis. This alfresco space, with aggregate concrete flooring and a raised timber deck, is framed by established gardens and lush greenery. The deck was originally equipped for a spa, with plumbing and electrical connections ready for future use, making it an ideal spot to unwind.

Each of the three minor bedrooms is spacious enough to comfortably accommodate a queen bed, with high ceilings, plush carpeting, premium Veri shade window treatments, and built-in robes ensuring comfort and privacy for family members or guests. These rooms are serviced by a large main bathroom that features a beautiful freestanding bathtub, a separate glass-enclosed shower, and a stone-topped vanity. The main bathroom's thoughtful design and high-quality finishes create a space that is both functional and stylish.

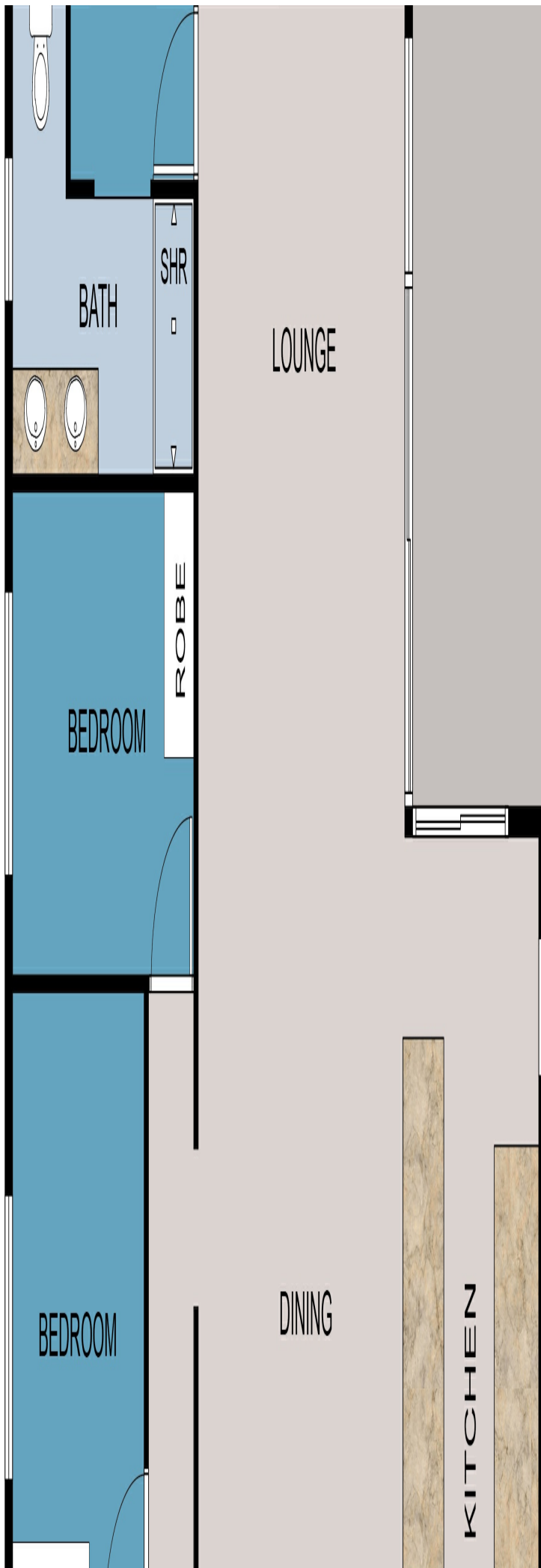
Additional features throughout the home further enhance its appeal and functionality. A 23-panel solar power system with a Fronius inverter provides eco-friendly energy savings, while ceiling insulation and a fully ducted, multi-zoned air conditioning system ensure year-round comfort. An instantaneous gas hot water system delivers efficient heating, and the fully reticulated gardens have been meticulously landscaped, requiring minimal maintenance and providing a lush, green setting.

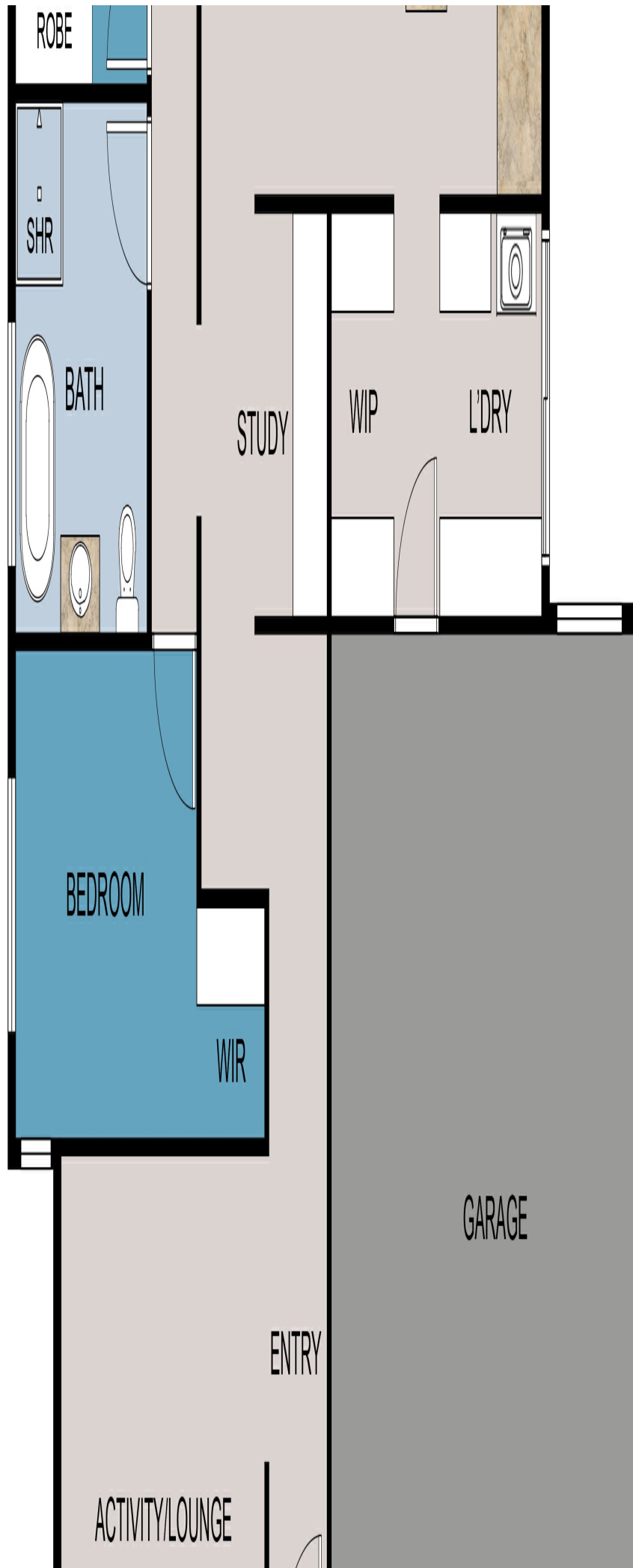
Riverslea Darch View's premium location combines convenience with natural beauty, ideal for families seeking proximity to amenities and Margaret River's renowned outdoor lifestyle. Whether it's a short stroll to the local playgrounds or a scenic drive to the region's celebrated beaches and wineries, this home offers an exceptional opportunity to experience the best of Margaret River living. This is a rare gem that meets high demand with unmatched quality.  don't miss the chance to make it yours.

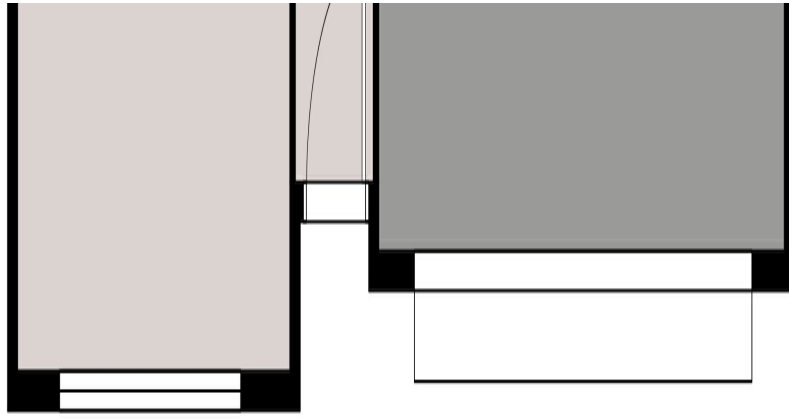
By Private Appointment Only.

Floor Plan







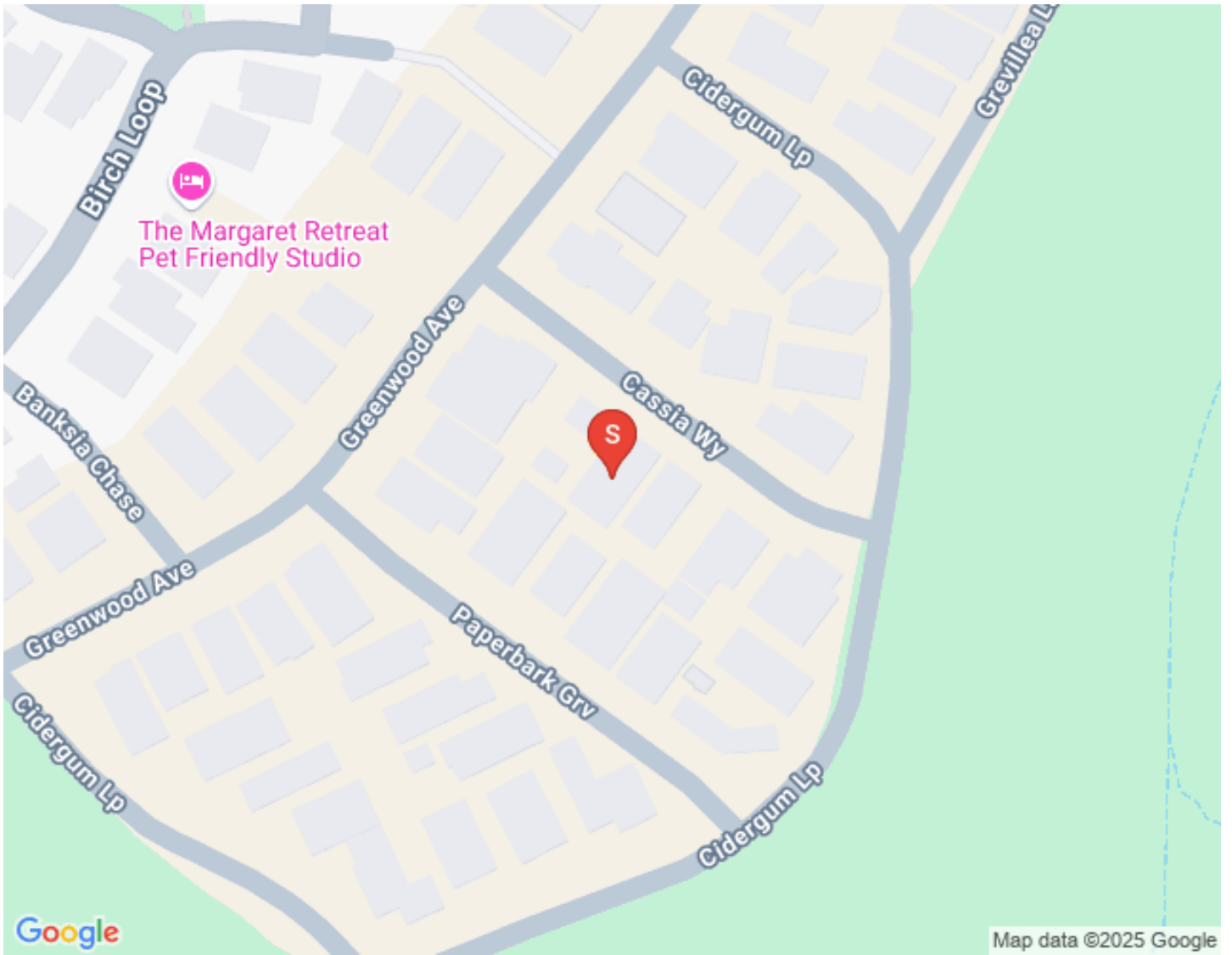


This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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.

6 Cassia Way, Margaret River WA 6285



Title Documents

**Certificate of
Title**

**Deposited
Plan**

**Deposited Title
List**

**Document
N408139**

**Document
N408141**

**Document
N408140**

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

\$860,000

12 months from 3-Apr-2024



Median Days on Market (House Sales)

49

12 months from 3-Apr-2024



Number of Houses Sold

143

12 months from 3-Apr-2024



Houses for Sale

42



Interested Buyers (House)

2701



Houses for Rent

12

Units



Median House Price

\$860,000

12 months from 3-Apr-2024



Median Days on Market (House Sales)

49

12 months from 3-Apr-2024



Number of Houses Sold

143

12 months from 3-Apr-2024



Houses for Sale

42



Interested Buyers (House)

2701



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