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## Welcome

**Thank you for your interest in 5 McCormick Crescent, 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



### 5 McCormick Crescent, Margaret River

ELEVATED ELEGANCE IN A SERENE  
BUSHLAND SETTING

FROM

\$1,100,000

1 Living Area

Air Conditioning

Split System Air Conditioni  
ng

Reverse Cycle Air Condition  
ing

Study

Remote Garage

Secure Parking

Outdoor Entertaining

Shed

Workshop

2 Open Spaces

Built In Robes

Dishwasher

Set proudly on an elevated corner block, this architecturally distinctive home offers a rare combination of refined design, abundant natural light, and tranquil bushland surroundings teeming with birdlife. With its beautiful blend of rammed earth and concrete fibre weatherboard facades and polished concrete floors, this residence sets the benchmark for contemporary charm and functionality.

Step inside to wide hallways, soaring ceilings, and an incredible sense of space. The open-plan living and dining zones are bathed in natural light thanks to large windows framing lush native vistas. Split system air conditioning and ceiling fans ensure year-round comfort, while sliding glass doors connect seamlessly to a peaceful timber-lined alfresco with mains gas point and remote-controlled electric insect blinds – perfect for relaxed entertaining while overlooking the adjacent bush reserve.

The kitchen is both stylish and functional, boasting black granite benchtops, stainless steel appliances including a 900mm electric oven and five-burner gas hob, walk-in pantry, and extensive storage with soft-close drawers.

The master suite is a private haven, complete with bushland views, a large walk-in robe with built-in shelving, ceiling fan, and a luxurious ensuite featuring a stone-look vanity, oversized shower, and heat lights. Two additional bedrooms are generously sized with built-in robes, while a dedicated home office or 4th bedroom boasts a rammed earth feature wall and leafy outlook—ideal for working in peace and privacy.

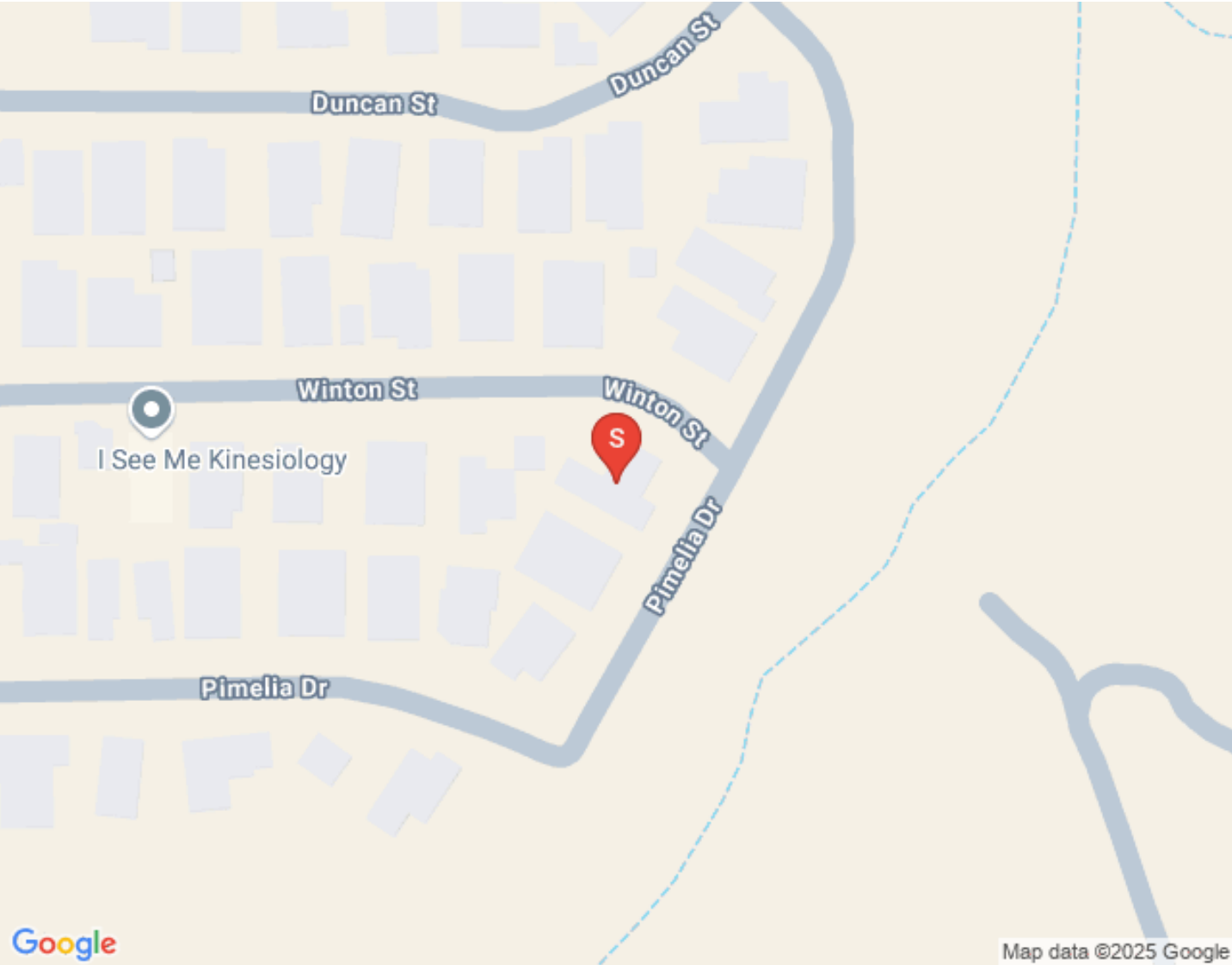
Outdoors, enjoy beautifully mulched native gardens bursting with citrus trees, ornamental stone fruits, passionfruit vines, and herbs. A rural-style fence frames the property, while a garden shed and separate drying courtyard offer further practicality.

Additional features include:

- ◆ Charcoal carpeting in bedrooms and home office
- ◆ Laundry with washing machine & dryer recesses, trough, and linen cupboard located in the garage
- ◆ Double garage with automatic door, workshop space, and ample storage
- ◆ Additional off-street parking for a boat, caravan, or up to 5 vehicles

This unique property offers a rare lifestyle opportunity—space, privacy, and elegance all in one. A home like no other.

Floor Plan



**Title Documents**

**Certificate of  
Title**

**Deposited  
Plan**

**Deposited Plan Title  
List**

**Document  
039953**

**Document  
039954**

## 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.**

## WA

### Suburb Snapshots

#### Houses



Median House Price  
12 months from 8-May-2024



Median Days on Market (House Sales)  
12 months from 8-May-2024



Number of Houses Sold  
12 months from 8-May-2024



Houses for Sale



Interested Buyers (House)



Median Rental Price (Houses)  
12 months from 8-May-2024



Houses for Rent



Units



Median House Price  
12 months from 8-May-2024



Median Days on Market (House Sales)  
12 months from 8-May-2024



Number of Houses Sold  
12 months from 8-May-2024



Houses for Sale



Interested Buyers (House)



Median Rental Price (Houses)  
12 months from 8-May-2024



Houses for Rent

# 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**