

233 Wallis Road, WITCHCLIFFE

Property Details

FOR SALE

233 Wallis Road, Witchcliffe



PICTURESQUE SUNNY RIDGE

4  3  6 

END DATE SALE

18TH NOVEMBER 2020 (UNLESS SOLD PRIOR)

This truly is a spectacular lifestyle property and they don't come onto the market very often. As the heading suggests this property has stunning sweeping views across the valley

- 4 Bedrooms
- 3 Bathrooms
- 3 Garages
- 3 Carports
- 1 Living Area
- Water Tank

with a sunny outlook at all times of the day. There is a perfect balance of the essential elements required to create a self-sufficient lifestyle and this property has an abundance of it which includes multiple accommodation, a spring fed dam full of marron, multiple farming sheds, rainwater tanks and a small orchard and it's all located barely 10 minutes' drive from the town centre of Margaret River.

The drive down Wallis Road is very scenic leading you through State Forest and privately owned farms, and when you arrive at the front gate you are already in a relaxed state. Down the long driveway you are immediately drawn to the picturesque valley views and the cute stone, timber and rammed earth cottage which has been perfectly placed high on the hill overlooking the entire valley but still very private. The cottage has charm and character, featuring timber windows, high cathedral ceilings with two large bedrooms, both with their own ensuite bathrooms. The spacious living/dining room has a slow wood combustion heater, slate flooring and a rammed earth feature wall which creates natural warmth to this large open area. The French doors provide direct access out to the north facing timber deck verandah which is a perfect spot to sit and unwind with your favourite glass of Margaret River wine, relax and take in the tranquil peace and serenity while watching the amazing birdlife!!

The timber country kitchen is well equipped with a freestanding gas oven, cooktop, dishwasher, rangehood and walk in pantry. There is ample storage and bench space to cook up a feast after a hard day of work...even standing at the kitchen sink has an amazing view.

The infrastructure is all in order including a double garage connected to power, sliding doors and concrete floor, a 4 open bay machinery shed, one end being lockable with a roller door. A sea container has been converted into a self contained granny flat with two bedrooms, bathroom and kitchenette providing extra accommodation for visiting family & friends. Water supply is provided via the large spring fed dam, with over 200,000 litres of rainwater tanks and a smaller tank supplies water to the gardens, orchard and stock troughs which is gravity fed from the dam.

- Balcony
- Deck
- Shed
- Workshop
- Fully Fenced
- Dishwasher

End Date Sale

Photo Gallery







**Want to see more of
233 Wallis Road, Witchcliffe?**

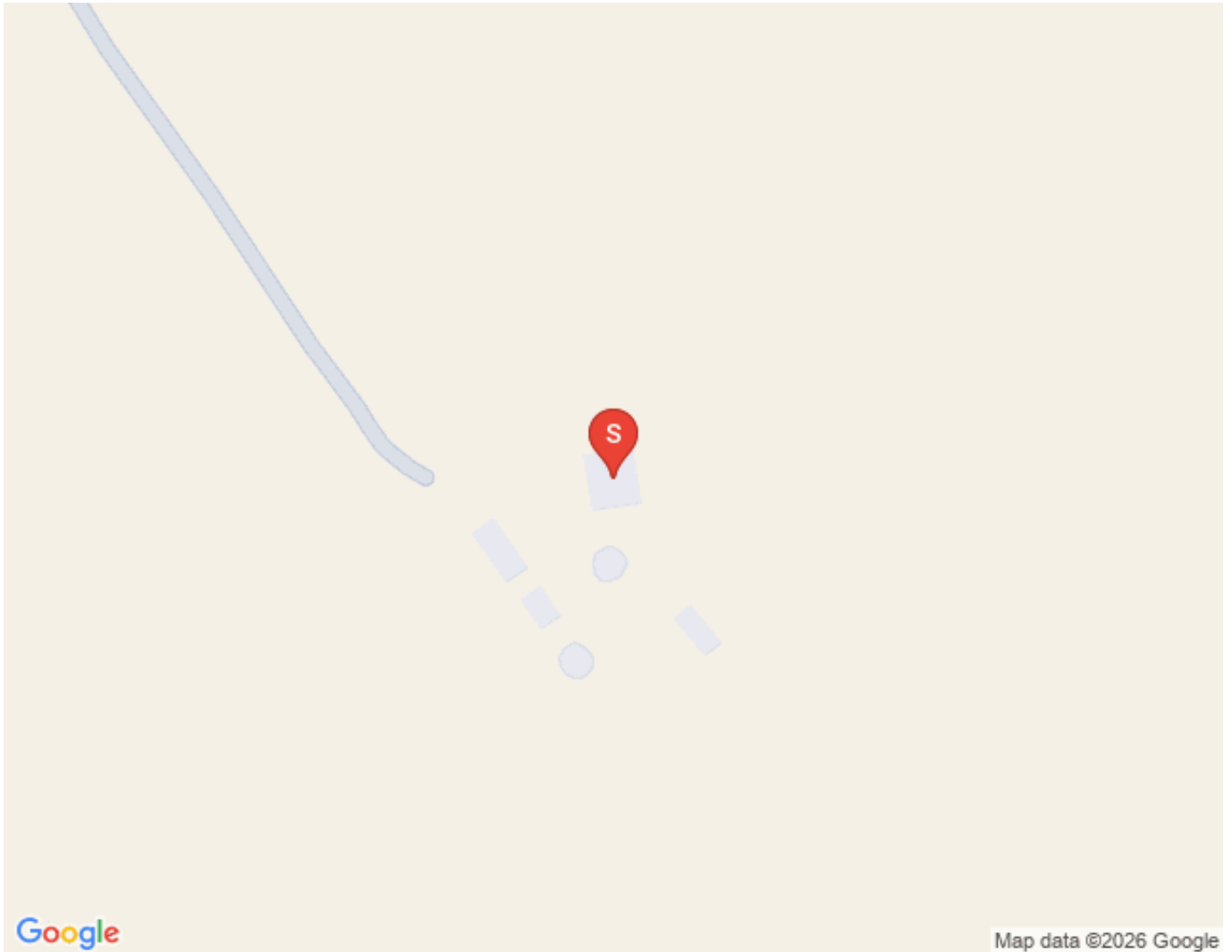
[email Megan Booth](#)

or call her on 0427 480 745
to arrange an inspection.

Property Location

233 Wallis Road, Witchcliffe

29 acres



Your Agent



Megan Booth

m: 0427 480 745

e: megan@margaretriverrealestate.com.au

Possessing a high level of professionalism and enthusiasm, Megan is highly regarded for her tenacious drive and outgoing nature. Coupled with her extensive local residential property market knowledge, Megan is also recognised as being a First National rural specialist.

Megan is the exclusive selling agent for 233 Wallis Road, so if you have any queries please don't hesitate to [email her](mailto:megan@margaretriverrealestate.com.au) or call her on 0427 480 745.

Recent feedback from some of Megan's clients...

Megan was so friendly and helpful guiding my partner and I through the purchase of our first home. No question was too stupid or small, and she was happy to share her guidance and knowledge whenever we needed. If you want to feel like someone you've known for a long time is helping you buy a house, then look no further!

- G Russell

Megan Booth is a wonderful agent to work with. She is diligent, trustworthy and down to earth. I would highly recommend Megan to anyone wanting to sell their home.

First national Margaret river has been a pleasure to deal with through the process of selling and buying properties.

- A Barnett

Megan was an exceptional real estate agent for us! As it was our first purchase, she was able to guide us through the purchase in a professional and helpful manner. Megan was always available to answer our questions and made the entire process easy. After the sale went through, she checked in on us to ensure we were comfortable in the house. Excellent service, Thanks!

- G Owens and M Bubic



[Read our Google Reviews](#)

Our Agency



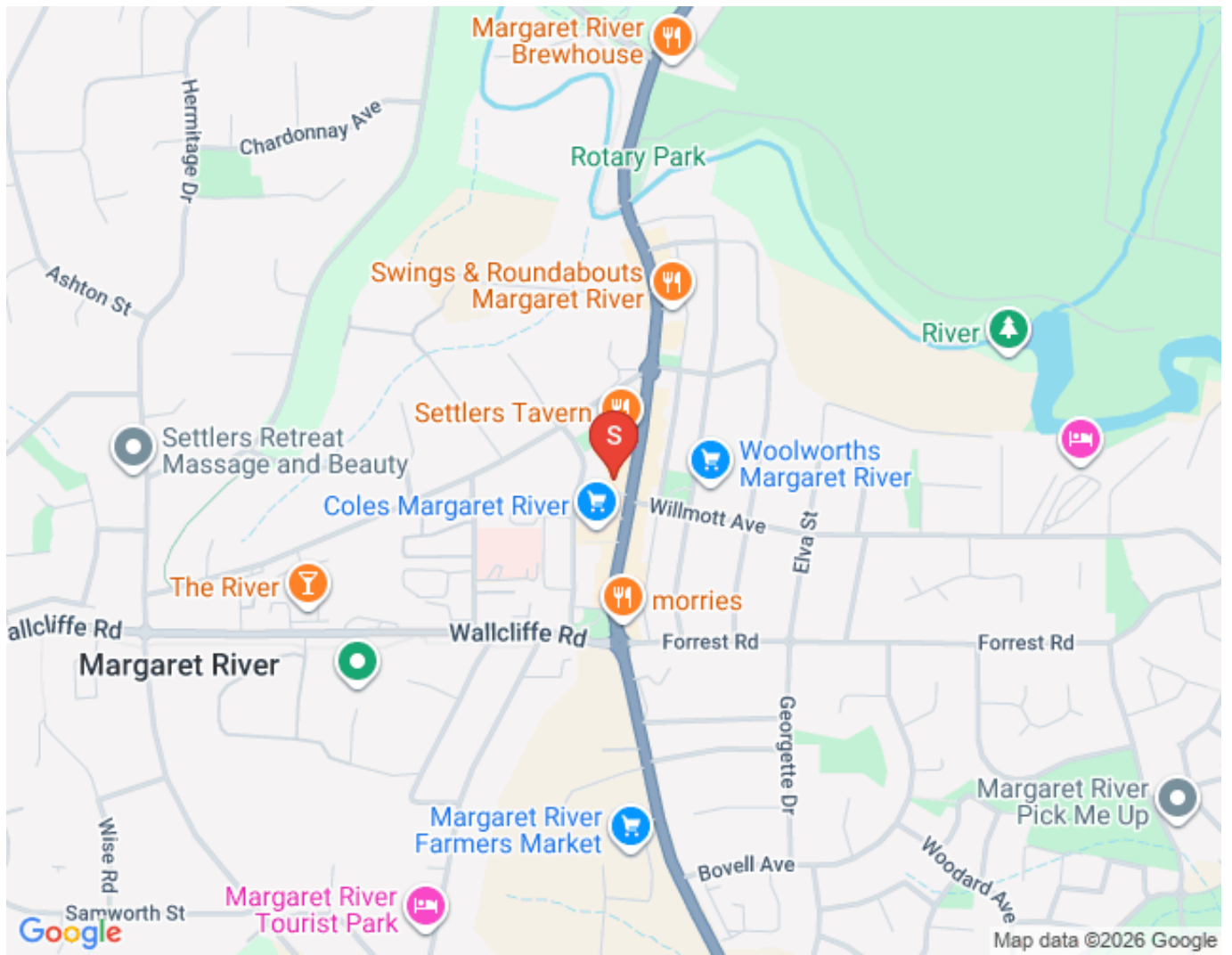
Margaret River Real Estate First National

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 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. 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.

We aim 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.”**



**first
national**
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Our Website

Click [here](#) to view 233 Wallis Road and similar properties on our website.

