

## 5A Hall Road, COWARAMUP

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## Property Details

### FOR SALE

#### 5A Hall Road, Cowaramup



#### LIGHT, BRIGHT AND BEAUTIFUL COTTAGE WITH SHORT STAY POTENTIAL

3  2  2 

This gorgeous 1985 built weatherboard cottage on 421m<sup>2</sup> in old Cowaramup has been lovingly restored and is surrounded by an established immaculate cottage garden. The offering is rare due to its highly desirable location as it falls within Cowaramup's town centre zone, meaning short stay accommodation is permissible (approval in place - requires renewal). So, choose to either live in this joyful house & run a business from home or take it to the short stay market as a secure investment.

Entry to the cottage is through wooden doors from the north facing wooden decking which opens to the bright open plan kitchen, living and dining area which streams with natural

- 3 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 2 Living Areas
- Split System Air Conditioning
- Study
- Deck
- 2 Open Spaces
- Dishwasher
- Timber Floor
- Front and Rear Garden
- Gas Stove

light from the surrounding windows. High ceilings add to the feeling of spaciousness and the interior is painted throughout, with either downlights or ornate lighting, wooden laminate floors, white louver style window coverings and a slow combustion fire with tiled hearth all adding the warm ambience of yesteryear.

The kitchen forms the heart of the home and is well appointed with a gas 4 burner cook top, tile splashback, rangehood, dishwasher, 600mm free standing electric oven with plenty of cupboards and drawers for the discerning chef. It overlooks the dining living area and enjoys views over the gardens.

Pass through the living area to the front of the cottage where you will find the master bedroom, complete with renovated ensuite and robe. The expansive bedroom window entices in the views of the protected cottage garden with nothing but birdsong to wake you in the morning.

The two remaining bedrooms are spacious, have built in robes and study desks and are connected to the second loungeroom. The office connects into this space and can be conveniently closed off from the rest of the house and is currently used as a music learning space, however, it makes the ideal set up for working or practicing from home as it would make a perfect consultation, treatment or yoga room.

The second bathroom has been tastefully renovated, cleverly keeping the old bath, in-keeping with the era of the home. The laundry with storage and a separate toilet backs onto the bathroom.

This bright and comfortable home provides everything those seeking a comfortable lifestyle could want. Each window or set of doors open to the garden allowing for the breeze to flow freely. If you require a little more air, there's a split system air conditioner offering up further comfort.

The main streets cafes and shops, the Primary School and the District Club are all only a two minute walk from your front door. The kids can literally cross the road to the oval to play, go to school or ride the BMX track.

- [Electric Freestanding Oven](#)

HOME OPEN FOR 8/5/2021 HAS BEEN CANCELLED

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**From \$549,000**





## Photo Gallery









**Want to see more of  
5A Hall Road, Cowaramup?**

[email Nicole Fowler](mailto:nicole.fowler@firstnational.com.au)

or call her on 0409 085 306  
to arrange an inspection.

## Property Location

5A Hall Road, Cowaramup

**421 sqm**





## Your Agent



### Nicole Fowler

m: 0409 085 306

e: [nicole@margaretriverrealestate.com.au](mailto:nicole@margaretriverrealestate.com.au)

After a twenty year successful career in the city, Nicole has recently come home and embarked on a new passion - real estate! Nicole has a flair for design and a particular eye for detail and always ensures that her client's properties are presented in the best possible way, ensuring optimum results for both sellers and buyers.

**Nicole is the exclusive selling agent for 5A Hall Road, so if you have any queries please don't hesitate to [email her](mailto:nicole@margaretriverrealestate.com.au) or call her on 0409 085 306.**

### Feedback from some of Nicole's clients...

*Nicole was overall awesome. Very quick to generate an accurate & up to date assessment of the market, that is changing monthly. Very organised, and professional, all processes happened quickly with ease & I was kept in the loop at all times. I felt very comfortable to let go and let Nicole do her job, which was important as I've sold a property myself and had some insights to 'the process'. You know when someone makes something look really easy, means they have spent a ton of time and effort at their job.*

*So thanks for being an expert and getting me a great deal.*

- Leigh Ray

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*Being tenants in a property that went up for sale was initially nerve wracking but Nicole from MR Real Estate First National made the whole process smooth & non intrusive. She was very respectful & mindful of the fact it was our home, she was very accommodating when it came to showing the property & what worked well with our schedule, causing as little disruptions as possible whilst getting the best deal possible for the owners. She is very professional yet friendly, kind & thoughtful. Our kids loved her too!*

- Melanie Hobers

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*Nicole Fowler was very professional and personable and extremely efficient throughout the selling process. Nicole takes a balanced approach between the seller and buyer and we thoroughly recommend her to any prospective people in the real estate market.*



[Read our Google Reviews](#)

## Our Agency



### Margaret River Real Estate First National

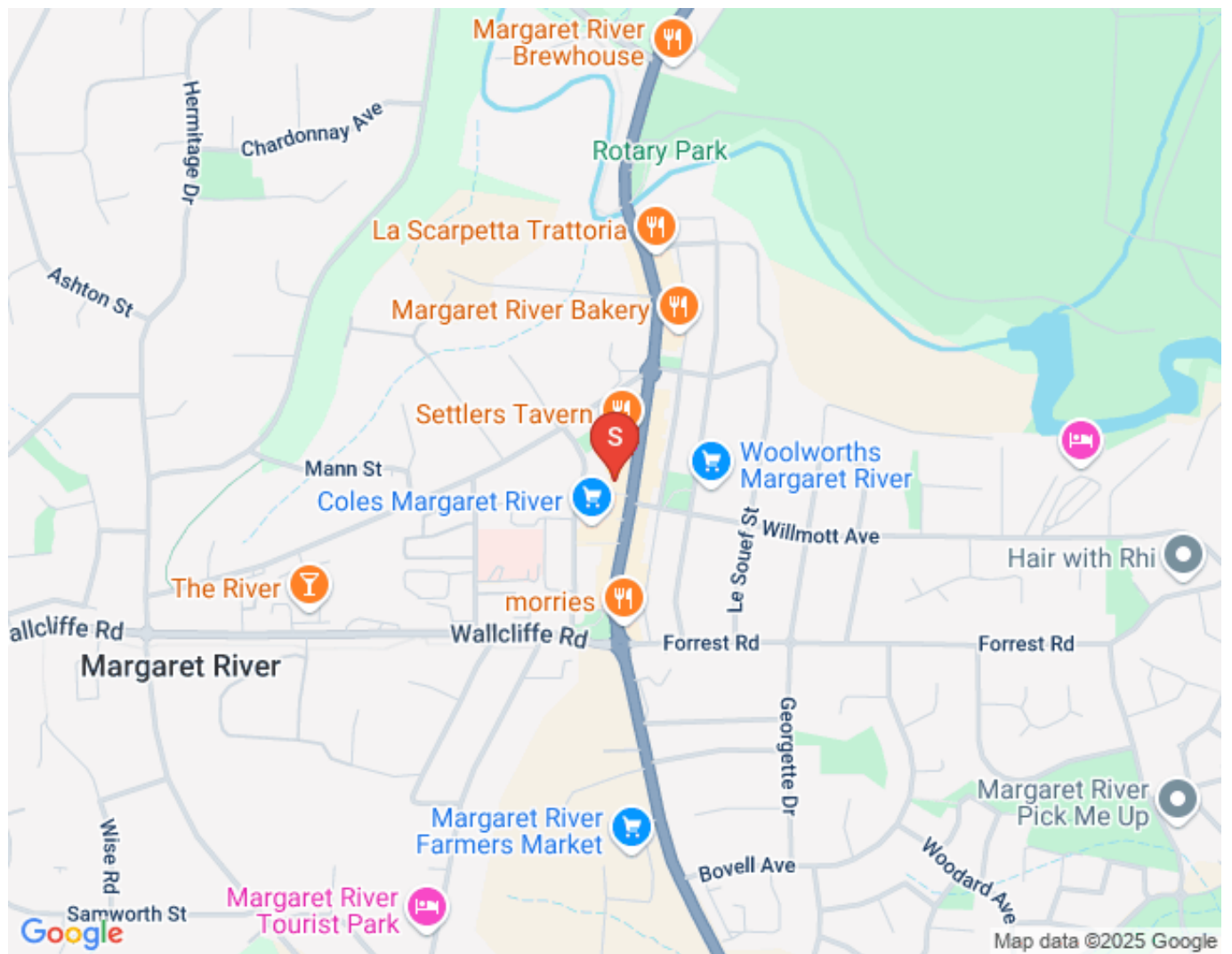
Margaret River Real Estate First National is the first choice for the most advanced real estate services. We sell, rent and manage land and residential, lifestyle, rural, industrial, and commercial property in the heart of the south west Capes of Western Australia. We are dedicated to delivering an exceptional 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.

***Our aim is 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**  
REAL ESTATE

Margaret River



## Our Website

Click [here](#) to view 5A Hall Road and similar properties on our website.

