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Welcome

Thank you for your interest in 117/96 Bussell Highway, 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

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m. 0417 922 223

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About the property



117/96 Bussell Highway, Margaret River

MARGARET RIVER TOWN CENTRE APARTMENT

OFFERS ABOVE

1 Living Area | Split System Air Conditioning | Balcony
Broadband Internet | Built In Robes | Dishwasher

This is a fabulous 2 storey 2-bedroom 1 bathroom unit combination of Short Stay Accommodation and or Residential Living approvals.

Owners of this town centre villa can live here full time if they choose, continue to rent to the short stay holiday market and use when it is not booked out. Or simply use it as a lock and leave getaway when you can get time out to head down south. Currently this unit is managed privately by the owners within a larger complex and doing very well with bookings.

Situated in Margaret Rivers Cafe strip, restaurants, bars, and a wide variety of retails stores all within a very short walk. So, leave the car at the resort and walk to everything.

The layout of the apartment is great with upstairs consisting of a great open plan living area with lounge, dining and kitchen area with discrete laundry and W/C. The living area upstairs has an adjoining deck overlooking a centrally located parkland cleared courtyard.
Downstairs there are two great sized bedrooms and the bathroom with separate shower and bath. There is also a 2nd W/C.

The unit also has ample storage facilities in a separate storeroom, ideal for bikes, surfboards, linen and supplies.

To inspect contact Craig Bamford Exclusive Property Consultant to Unit 117/96 Bussell Highway.
Mob: 0417 922 223 Email: craig@margaretriverrealestate.com.au



Title Documents

Certificate of Title

Strata Plan 37982

Strata Plan 37982 Title List

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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
$1,087,500
12 months from 17-Nov-2025

Median Days on Market (House Sales)
37
12 months from 17-Nov-2025

Number of Houses Sold
102
12 months from 17-Nov-2025

Houses for Sale
49

Interested Buyers (House)
2033

Houses for Rent
10

Units

Median House Price
$1,087,500
12 months from 17-Nov-2025

Median Days on Market (House Sales)
37
12 months from 17-Nov-2025

Number of Houses Sold
102
12 months from 17-Nov-2025

Houses for Sale
49

Interested Buyers (House)
2033

Houses for Rent
10

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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**