

37 Stewart Street, MARGARET RIVER

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Property Details

FOR SALE

37 Stewart Street, Margaret River



Development Opportunity



Right on the doorstep of the Margaret River townsite, yet tucked away in a peaceful location, this stunning 3.06 hectare vacant block of land overlooks a permanent vista of tree filled river valley and state forest.

Only 750 metres from the main street and located on the desirable side of Bussell Highway, this property is zoned "Future Development" and is an incredible opportunity for the developer with great vision.

\$3,600,000

Photo Gallery





Barry Granville

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Craig Bamford

0417 922 223

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**Want to see more of
37 Stewart Street, Margaret River?**

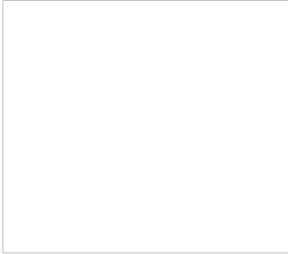
[email Barry Granville](mailto:barry@margaretriverrealestate.com.au) or [Craig Bamford](mailto:craig@margaretriverrealestate.com.au)

or call Barry on 0407 572 937 or Craig on 0417 922 223
to arrange an inspection.

Property Location



Your Agents



Barry Granville

m: 0407 572 937

e: barry@margaretriverrealestate.com.au

Barry started in real estate in Margaret River thirty years ago and consistently features as one of the highest performers in the region and has been included as one of the Top 10 Sales Persons in the First National network for several years. Barry applies his extensive knowledge of the local market, current market trends, his intimate contractual knowledge and his exceptional negotiation skills to achieve the best outcome for all of his clients.



Craig Bamford

m: 0417 922 223

e: craig@margaretriverrealestate.com.au

Craig has been successfully selling real estate of all types in Margaret River for well over two decades and is recognised as one of the top property consultants in the region. His dedication to his profession sees him consistently being named as one of the Top 10 consultants in the entire First National network.

Barry and Craig are the exclusive selling agents for 37 Stewart Street, so if you have any queries please don't hesitate to email or call either one of them.

Helpful Information

Investing in commercial real estate is a huge financial commitment, so just as well it's one of the things in life that DOES come with a guidebook!

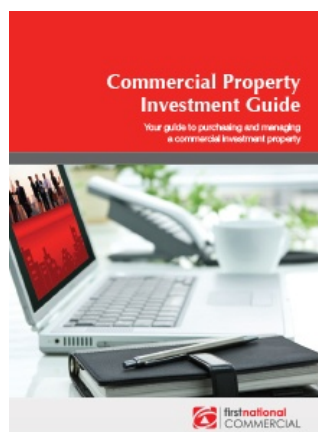
There is more to property investment than residential buying and selling, so for those interested in diversifying their property portfolio, commercial property may be the next logical step. Assuming you can secure the finance and have the patience to wait for longer term results, a commercial property investment can make a great addition to your investment strategy and, best of all, you can have it all managed by your friendly local Commercial Property Manager at Margaret River Real Estate.

One of the many advantages of commercial property investment is the potential for a strong return on your investment as market needs change. Choosing the right property in the ideal location can deliver great results, especially in situations where local demand for property is strong and supply is limited.

If you are interested in dipping your toe into the commercial property market, the first thing you can do is download and read our Commercial Property Investment Guide and then contact Barry Granville on 0407 572 937 or Craig Bamford on 0417 922 223 for specific advice. Their understanding of the nuances of the local market will provide you with expert guidance and in the longer term, proactive management of your asset to ensure it retains its value, increases in value over time, and that the yield is maximised over the duration of your investment.

Please use the following link for a readable and printable PDF file:

[Commercial Property Investment Guide](#)



Our Agency

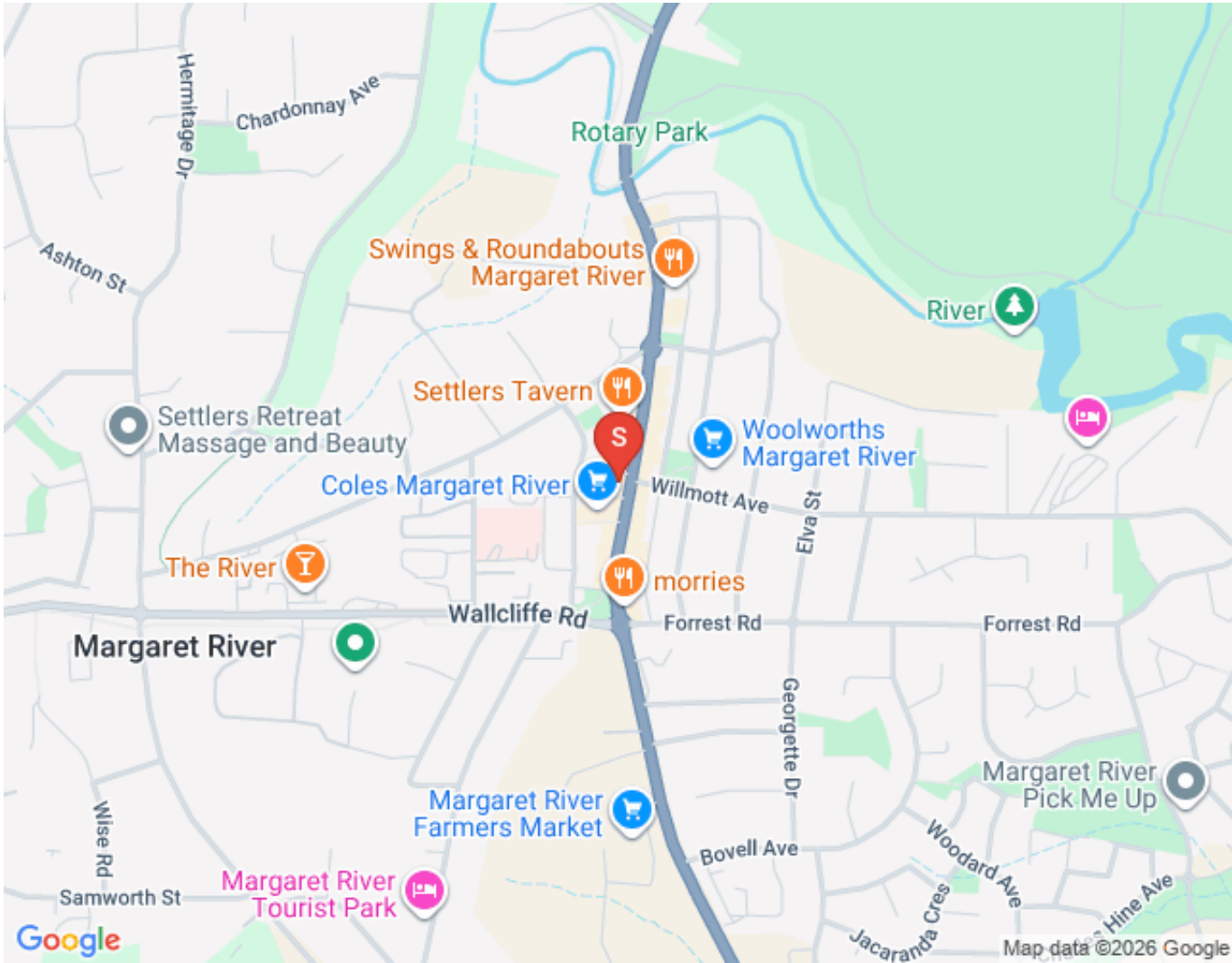


Margaret River Real Estate First National

Margaret River Real Estate is dedicated to delivering an exceptional experience from our Margaret River office, so every member of our team strives to make a difference. From the very 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 of the way.

If you're looking to buy property in the south west corner of Western Australia, you've found the perfect place.

We're located in the new pedestrian precinct of Margaret River, right in the heart of town and right in the heart of the region.



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.

Our Website

Click [here](#) to view 37 Stewart Street, Margaret River and other commercial properties for sale on our website.

