

## **Unit 10, 34 Fearn Avenue, MARGARET RIVER**

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## Property Details

FOR SALE

**Unit 10/34 Fearn Avenue, Margaret River**



EXCEPTIONAL INVESTMENT OPPORTUNITY  PROFESSIONAL SUITE



This first floor professional suite provides for a range of potential uses and is located on Fearn Avenue within walking distance of Margaret River's bustling town centre. Situated in The Reef Centre, a development comprising a strong mix of both professional and retail tenancies, this unit provides potential owners with a compelling investment proposition.

Seize the opportunity to reap immediate returns as the 105 sq.m\* unit offers vacant possession to a potential owner occupier or can be leased to one or two tenants having already been partitioned into two separate tenancies.

The Reef Centre comprises a circa 2002 built two storey commercial development of rammed earth and metal deck construction and is currently zoned ♦Town Centre♦ under the Shire of Augusta-Margaret River's Local Planning Scheme No. 1.

The development also provides owner occupiers and tenants with communal kitchens and amenities on both floors and ample parking for customers, with at least 19 non-exclusive car parking bays available at the rear of the complex.

#### Outgoings (FY20/21)

Shire Rates: \$3,385 p.a.\*

Strata Levies: \$4,672 p.a.\*

Water Rates: \$907 p.a.\*

\*Approximate only.

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**\$195,000 (plus GST)**

## Photo Gallery





**Want to see more of  
Unit 10/34 Fearn Avenue, Margaret River?**

[email Barry Granville](#)

or call him on 0407 572 937  
to arrange an inspection.

## Property Location



## Your Agent



### **Barry Granville**

m: 0407 572 937

e: [barry@margaretriverrealestate.com.au](mailto: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.

**Barry is the exclusive selling agent for Unit 10/34 Fearn Avenue, so if you have any queries please don't hesitate to [email him](mailto:barry@margaretriverrealestate.com.au) or call him on 0407 572 937.**

### **Recent feedback from some of Barry's clients...**

*We had a wonderful experience in dealing with First National Margaret River in the sale of our home and purchase of our block. Barry's professionalism resulted in a super swift sale of our home with a minimum of fuss. Special thanks to his personal assistant Beth who attended to our every need with efficiency and provided clarity to the sale process with excellent communication and advice. We would not hesitate to recommend First National Margaret River to others.*

*- Amanda and Andrew Ogilby*

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*We recently finalised a purchase of a property in Margaret River. The service we received from start to finish from Margaret River First National was exceptional. We were on a very short time frame both times we travelled over from Victoria, to inspect properties. Barry & Beth made the experience feel effortless, there is no way we could have coordinated the inspections on our own, also Barry's*

*knowledge of the area was invaluable to us in making our decision. Both my husband & I highly recommend Barry & his team. Absolute super stars of the real estate game!*

*- Amy Clapham*

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*Barry and Beth at First National were phenomenal with helping us through with our first land purchase. They went above and beyond to make the process simple and Barry even met with us after hours to help with document signing etc. I would highly recommend them for your next lifetime investment!! Amazing guys thankyou from the bottom of our hearts for everything!*

*- Bev O'Connor*

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## 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!**

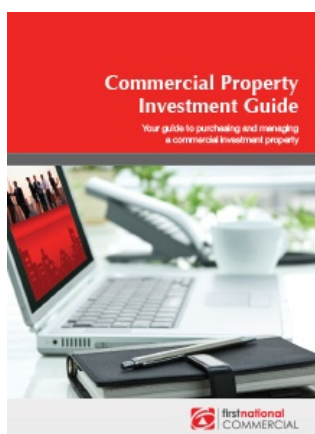
There is more to property investment than residential buying and selling, so for those interested in diversifying their property portfolio, commercial property may be the next logical step. Assuming you can secure the finance and have the patience to wait for longer term results, a commercial property 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 for specific advice. His 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

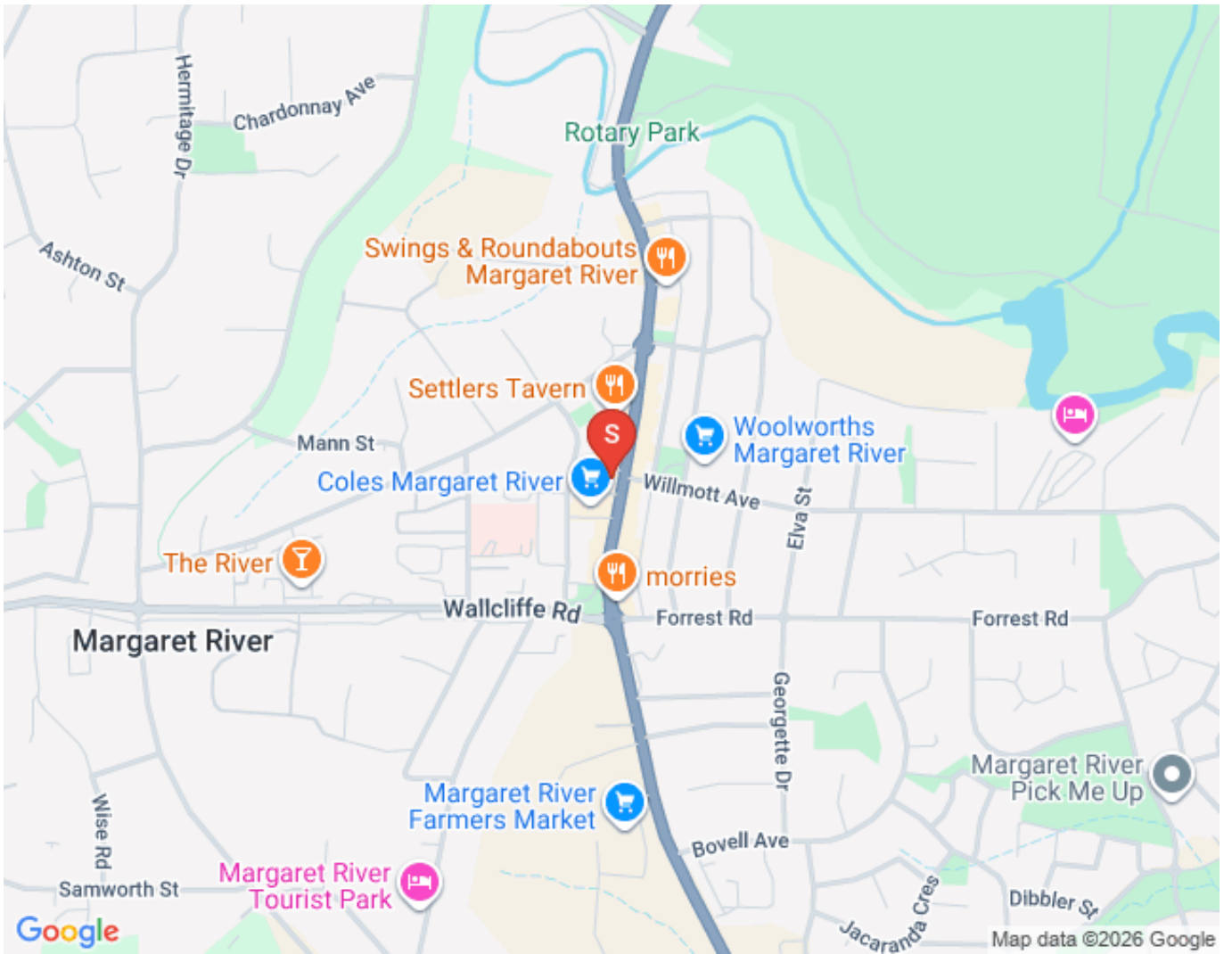


### **Margaret River Real Estate First National**

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 Unit 10/34 Fearn Avenue, Margaret River and other commercial properties for sale on our website.

