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Welcome

Thank you for your interest in 27 Mann Street, 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

Craig Bamford
m. 0417 922 223

About the property



27 Mann Street, Margaret River

3 SEPARATE BUILDINGS...HOUSE, YOGA STUDIO, MASSAGE SUITE

OFFERS ABOVE

Reverse Cycle Air Conditioning

Water Tank

Balcony

Deck

Floor boards

Courtyard

Outdoor Entertaining

Shed

Broadband Internet

Built In Robes

Dishwasher

Options abound here with this very unique combination on a blissful 2059m2 huge lot. Hidden away at the end of a very private leafy and picturesque driveway hides this cluster of buildings custom built to suit the owner's passion of Yoga and Massage. The property is dissected by the "Peppermint Brook" which runs 5 months of the year.

The main residence is at the rear of the block and is a 4bed 2-bathroom home. The 2 storey layout lends itself to splitting in two, allowing for a separate rental whilst you travel or just house a larger family.

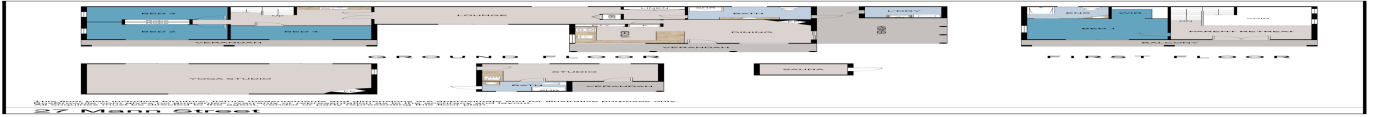
The massage room/building with its own bathroom is close by to the separate Yoga Room. Both are situated towards the front of the property and are separate from the main residence and could easily form an AIRBNB with the appropriate approvals under the state's Short-Term Rental Accommodation (STRA) guidelines. There is a very cool Indonesian inspired enclosed courtyard adjoining these 2 buildings and a near finished free standing Sauna Room

There is more than ample parking at the rear of the property near the main residence for cars, caravan, trailers and other big toys. Visitors to the massage and yoga studio also have more than ample parking at the front of the property.

Across the road is the "Wadandi Track, walking trails which are part of the Nguraren Kalleep Reserve. Take a stroll to the Margaret River or jump on the Mountain Bikes or walk to Brew House. A beautiful, serene bushland setting walking distance to the Cafe strip of Margaret Rivers main street.

Viewing 27 Mann Street is by appointment only, so please book in advance including over Easter.

Floor Plan



Title Documents

[Certificate of Title](#)

[Deposited Plan 406151](#)

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

\$860,000

12 months from 2-Apr-2024



Median Days on Market (House Sales)

49

12 months from 2-Apr-2024



Number of Houses Sold

143

12 months from 2-Apr-2024



Houses for Sale

42



Interested Buyers (House)

2701



Houses for Rent

12

Units



Median House Price

\$860,000

12 months from 2-Apr-2024



Median Days on Market (House Sales)

49

12 months from 2-Apr-2024



Number of Houses Sold

143

12 months from 2-Apr-2024



Houses for Sale

42



Interested Buyers (House)

2701



Houses for Rent

12

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