

133/96 Bussell Highway, MARGARET RIVER

Table of Contents

- | Property Details
- | Photo Gallery
- | Property Location
- | Your Agent
- | Helpful Information
- | Our Agency
- | Around the Area
- | Our Website

Property Details

FOR SALE

133/96 Bussell Highway, Margaret River



MAIN STREET GALLERY SHOWROOM



Pick up the passer-by trade as tourists and locals alike stroll up and down the main street of Margaret River.

This fabulous 94sqm commercial unit is located approximately 150m from the centre of town and its bustling cafe, restaurant scene and assorted retail stores.

Zoned ♦Town Centre♦, the unit consists of 47sqm on the lower level, 41sqm on the upper level and a 6sqm storage area. With its split-level build, this lends itself to a variety of applications.

This is an amazing opportunity to seize a freehold unit with fantastic direct street exposure and a great funky design.

\$420,000

Photo Gallery



**Want to see more of
133/96 Bussell Highway, Margaret River?**

[email Craig Bamford](mailto:craig.bamford@firstnational.com.au)

or call him on 0417 922 223
to arrange an inspection.

Property Location



Your Agent



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.

Craig is the exclusive selling agent for 133/96 Bussell Highway, so if you have any queries please don't hesitate to [email him](mailto:craig@margaretriverrealestate.com.au) or call him on 0417 922 223.

Recent feedback from some of Craig's clients...

Craig sold us our Margaret River house and we had no hesitation in using him when the time came to sell. The process was managed professionally throughout, with a high level of communication so we always knew what was happening. Issues were dealt with quickly and effectively, and the outcome exceeded our expectations. We had a very positive experience and would have no hesitation in recommending Craig to anyone thinking of buying or selling in the region.

- Stuart Crofts

A successful transaction does not occur by chance. Success, in most real estate transactions, is entirely attributed to the professionalism of a real estate agent. Craig Bamford, you are a professional real estate agent. You never influenced me, you listened attentively and acted on it. I was impressed by your honesty and efficiency. Communicating with you was easy and effortless. I will not hesitate to recommend you to any future client. I'm a contented customer.

- N Marsella

I have found the First National Real Estate Office and in particular Craig Bamford to be extremely

professional and friendly to deal with. His service and advice have been fast, accurate and efficient and with more than a little local knowledge sprinkled in to make the process of locating and purchasing real estate in this beautiful but competitive market location, Margaret River, a real pleasure. I believe Craig and the First National team are good at what they do because they really enjoy what they do and it shows.

- E & P McLagan



Our Google Reviews

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!

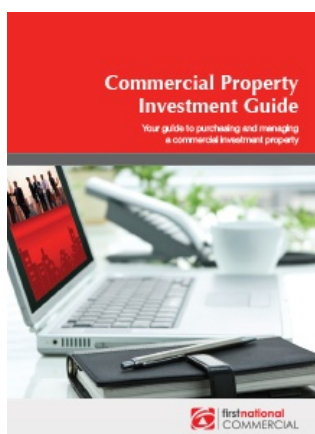
There is more to property investment than residential buying and selling, so for those interested in diversifying their property portfolio, commercial property may be the next logical step. Assuming you can secure the finance and have the patience to wait for longer term results, a commercial property 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 Craig Bamford on 0417 922 223 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



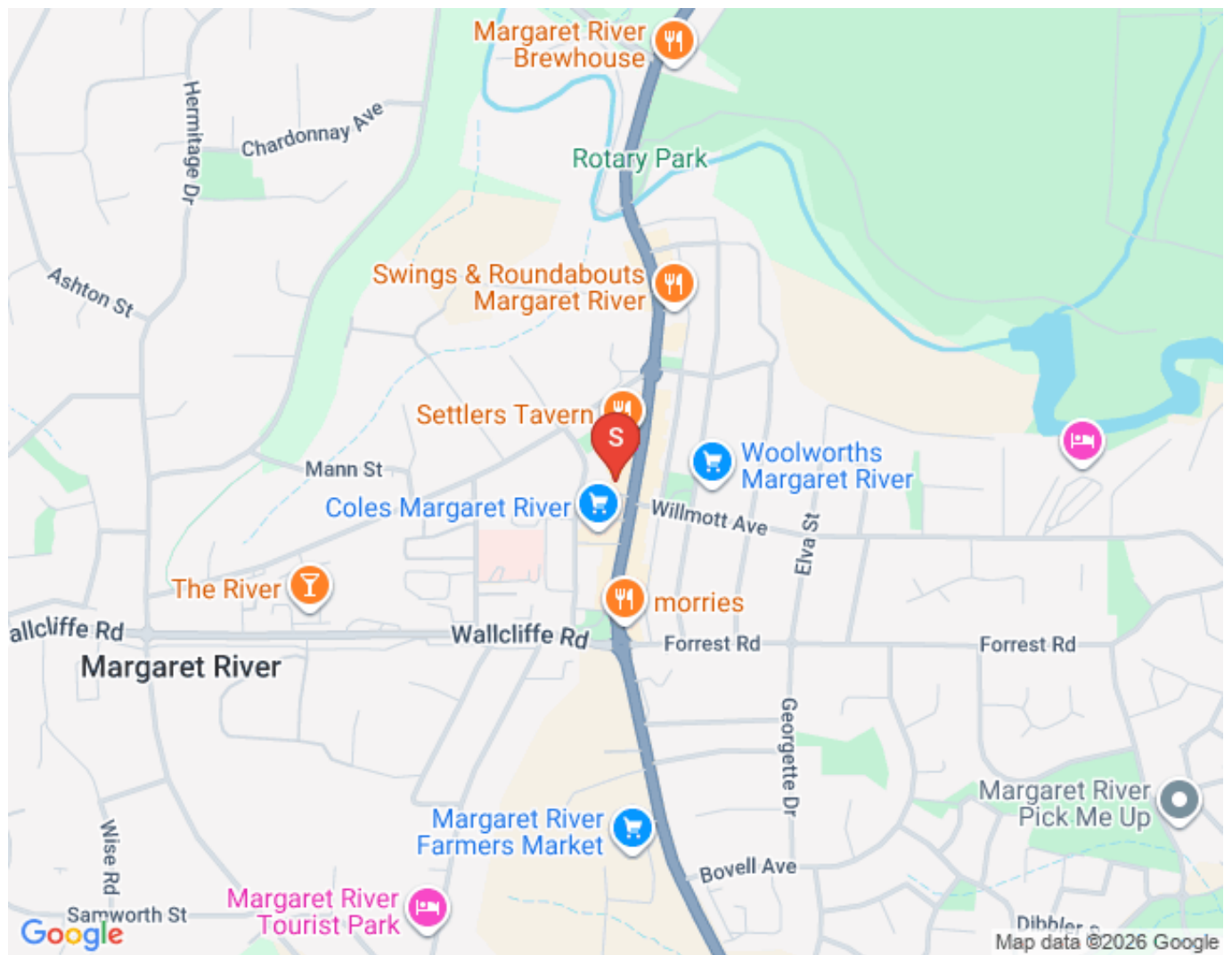
Margaret River Real Estate First National

Margaret River Real Estate 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

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](#)

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 133/96 Bussell Highway, Margaret River and other commercial properties for sale on our website.

