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## Welcome

**Thank you for your interest in 10 Auger Way, 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



**10 Auger Way, Margaret River**

**LIGHT INDUSTRIAL FACTORIES ARE RARE  
IN MARGARET RIVER**

**OFFERS  
ABOVE**

**\$1,050,000**

Held for 30 years this is like a Chicken with Teeth! Rare. This big sprawling workshop has brilliant road frontage and exposure to market business. With front & side access to the workshop for machinery, it is going to suit a myriad of ventures.

There are kitchen/toilet facilities, reception, an existing spray booth and compressor. There is more than ample parking for clients in front and side access to the rear and side of the block through the security gates.

Ideally positioned in Margaret Rivers LIA area with convenient access to the Margaret River Heavy Haulage Bypass. Plots and factories like this only come up now and again. At 2000m<sup>2</sup> of land, there is also the option to recreate the building space and sublet to other business ventures quite easily.

Inspection is by appointment only. Contact Craig Bamford Mob: 0417 922 223 Email: [craig@margaretriverrealestate.com.au](mailto:craig@margaretriverrealestate.com.au)



### Title Documents

[Certificate of Title](#)

[Deposited Plan](#)

## 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



Craig Bamford

m. 0417 922 223

craig@margaretriverrealestate.com.au

[www.margaretriverrealestate.com.au](http://www.margaretriverrealestate.com.au)

**we put you first.**

## Margaret River WA 6285

*Suburb Snapshots*

### Houses



Median House Price

**\$750,250**

12 months from 12-May-2023



Median Days on Market (House Sales)

**57**

12 months from 12-May-2023



Number of Houses Sold

**127**

12 months from 12-May-2023



Houses for Sale

**61**



Interested Buyers (House)

**2601**



Houses for Rent

**20**

## Units



Median House Price

**\$750,250**

12 months from 12-May-2023



Median Days on Market (House Sales)

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12 months from 12-May-2023



Number of Houses Sold

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Houses for Sale

**61**



Interested Buyers (House)

**2601**



Houses for Rent

**20**

## 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**