Megan Booth
0427 480 745
(08) 9757 9333
696.6667@leaddrop.rexsoftware.com

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Welcome

Thank you for your interest in PL 261/ Illawarra Avenue, 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

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m. 0427 480 745

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About the property



Lot PL 261, Illawarra Avenue, Margaret River

UNDER OFFER

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UNDER OFFER

Welcome to one of Margaret River's most tightly held secrets – a pristine 1.35-hectare (3.321 acres) lifestyle block nestled between the vibrant township and the breathtaking coast. Positioned on the exclusive west side, this exceptional property offers a rare opportunity to build your dream home in a location that truly delivers the best of both worlds.

The gently undulating land slopes from south to north, capturing peaceful valley views and offering a prime north-facing orientation – ideal for designing a solar passive residence that maximises natural light and connection to the surrounding landscape.

The generous 1,115m² building envelope gives you the space and flexibility to create a bespoke sanctuary, whether it's a contemporary retreat, a luxurious rural escape, or a family home that blends comfort with nature. Surrounded by quality properties in a quiet, leafy enclave, this is your chance to join a select few who enjoy the serenity and space of rural living, while still being moments from town.

Essential services (power & water) are already in place at the front boundary and ready for connection, this connection will be at the buyers expense. An Aerobic Treatment Unit septic system will be required upon construction – in keeping with the environmentally sensitive nature of this premium location.

Enjoy the freedom to walk or cycle from your doorstep down Wallcliffe Road, with direct access to:

* The world-class beaches of Gnarabup and Surfers Point

* Margaret River's Award Winning golf course and 'The Rails To Trails'
* Acclaimed wineries, restaurants, and caf&#65533;s
* Local schools, shops, and sporting facilities
* The tranquil waters of the Margaret River
* BAL Assessment Available on Request

Whether you're seeking a peaceful retreat, a future investment, or the perfect canvas for your forever home, this rare offering delivers on every front. Blocks of this size and calibre, in such a tightly held west side location, are seldom available.

Contact the Exclusive Selling Agent Megan Booth Margaret River Real Estate First National directly on 0427 480 745.


Illawarra Ave
Illawarra Ave
Chalet on Percheron
Percheron Pl
S
Illawarra Ave
Illawarra Ave
Google
Map data ©2026 Google

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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



Megan Booth
m. 0427 480 745
megan@margaretriverrealestate.com.au
www.margaretriverrealestate.com.au

we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses

Median House Price
$1,087,500
12 months from 10-Nov-2025

Median Days on Market (House Sales)
37
12 months from 10-Nov-2025

Number of Houses Sold
102
12 months from 10-Nov-2025

Houses for Sale
49

Interested Buyers (House)
2033

Houses for Rent
10

Units

Median House Price
$1,087,500
12 months from 10-Nov-2025

Median Days on Market (House Sales)
37
12 months from 10-Nov-2025

Number of Houses Sold
102
12 months from 10-Nov-2025

Houses for Sale
49

Interested Buyers (House)
2033

Houses for Rent
10

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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