First National Real Estate Margaret River
08 9757 9333
admin@margaretriverrealestate.com.au

13 Rickett Road, COWARAMUP

Property Details

FOR SALE

, Cowaramup



RURAL PARADISE

3 1 6

These types of rural horse properties don't come up For Sale very often, especially ones that have been set up for horses. Located only 3kms from the thriving townsite of Cowaramup this property feels like you are in the middle of nowhere but you are still very close to all the conveniences of town living.

Set on a glorious 70 acres with slight undulations, this property provides an opportunity for someone to secure their very own horse property with 11 fenced paddocks all serviced with stock troughs from the soak, electric fencing, Olympic size dressage arena, and a natural creek line that feeds into the large dam with picturesque views back over to the charming timber cottage which was built in the 1950's featuring three bedrooms, one bathroom, the home itself has been partially renovated and extended over the years.

The renovations include a brand-new kitchen with Calcutta stone benchtops, soft closing drawers, lovely white cabinetry with country hardware, new Smeg/Bosch stainless-steel appliances, new hybrid flooring throughout all the main living areas, reverse cycle air conditioning, new alfresco area with caf&#65533; blinds, Eco friendly Modwood decking and a new 90,000 litre rainwater tank.

The grounds around the house are a mix of lawn areas, a large variety of fruit trees, natives, chook run, small sheds and the original garage from the 50's for one car.

The property has very good fencing with a mix of horse mesh fencing, Stallion Rail, sheep fencing, string and post. There is also a large sand pad which was laid by the current owners to build a large shed and stables, so there is potential to add value to the property.

Inspections are by Appointment Only.

- 3 Bedrooms
- 1 Bathroom
- 1 Garage
- 5 Carports
- 2 Living Areas
- Air Conditioning
- Reverse Cycle Air Conditioning
- Water Tank
- Deck
- Outdoor Entertaining
- Shed
- Fully Fenced
- Dishwasher

OFFERS - CONTACT AGENT

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Photo Gallery













































Want to see more of
13 Rickett Road, Cowaramup?

email Megan Booth
or call her on 0427 480 745
to arrange an inspection.

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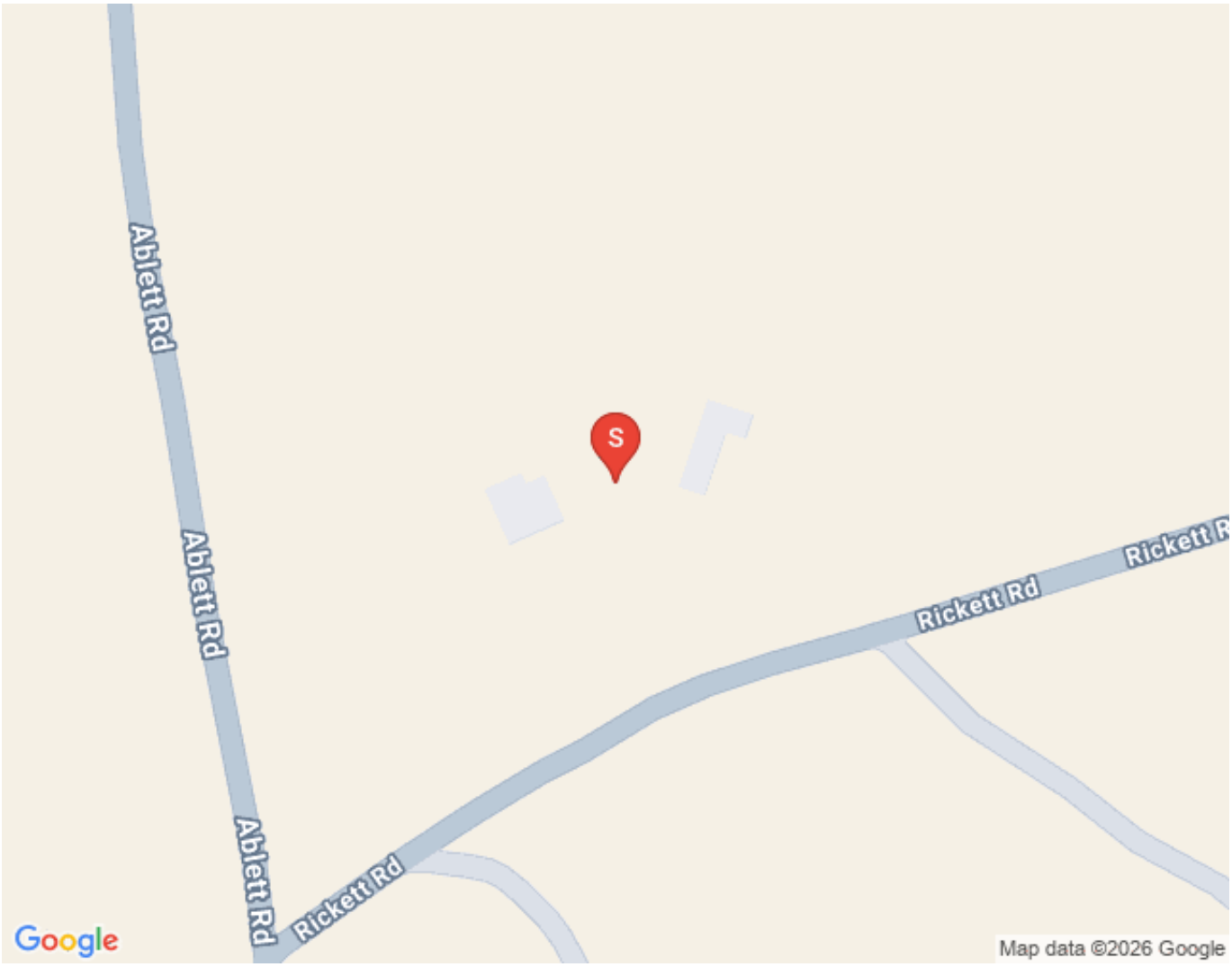
Property Location

13 Rickett Road, Cowaramup

28.16 hectares



Your Agent



Megan Booth

m: 0427 480 745

e: megan@margaretriverrealestate.com.au

Possessing a high level of professionalism and enthusiasm, Megan is highly regarded for her tenacious drive and outgoing nature. Coupled with her extensive local residential property market knowledge, Megan is also recognised as being a First National rural specialist.

Megan is the exclusive selling agent for 13 Rickett Road, so if you have any queries please don't hesitate to email her or call her on 0427 480 745.

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

Megan was so friendly and helpful guiding my partner and I through the purchase of our first home. No question was too stupid or small, and she was happy to share her guidance and knowledge whenever we needed. If you want to feel like someone you've known for a long time is helping you buy a house, then look no further!

- G Russell

Megan Booth is a wonderful agent to work with. She is diligent, trustworthy and down to earth. I would highly recommend Megan to anyone wanting to sell their home.
First national Margaret river has been a pleasure to deal with through the process of selling and buying properties.
- A Barnett

Megan was an exceptional real estate agent for us! As it was out first purchase, she was able to guide us through the purchase in a professional and helpful manner. Megan was always available to answer our questions and made the entire process easy. After the sale went through, she checked in on us to ensure we were comfortable in the house. Excellent service, Thanks!
- G Owens and M Bubic

Google

Read our Google Reviews

Our Agency

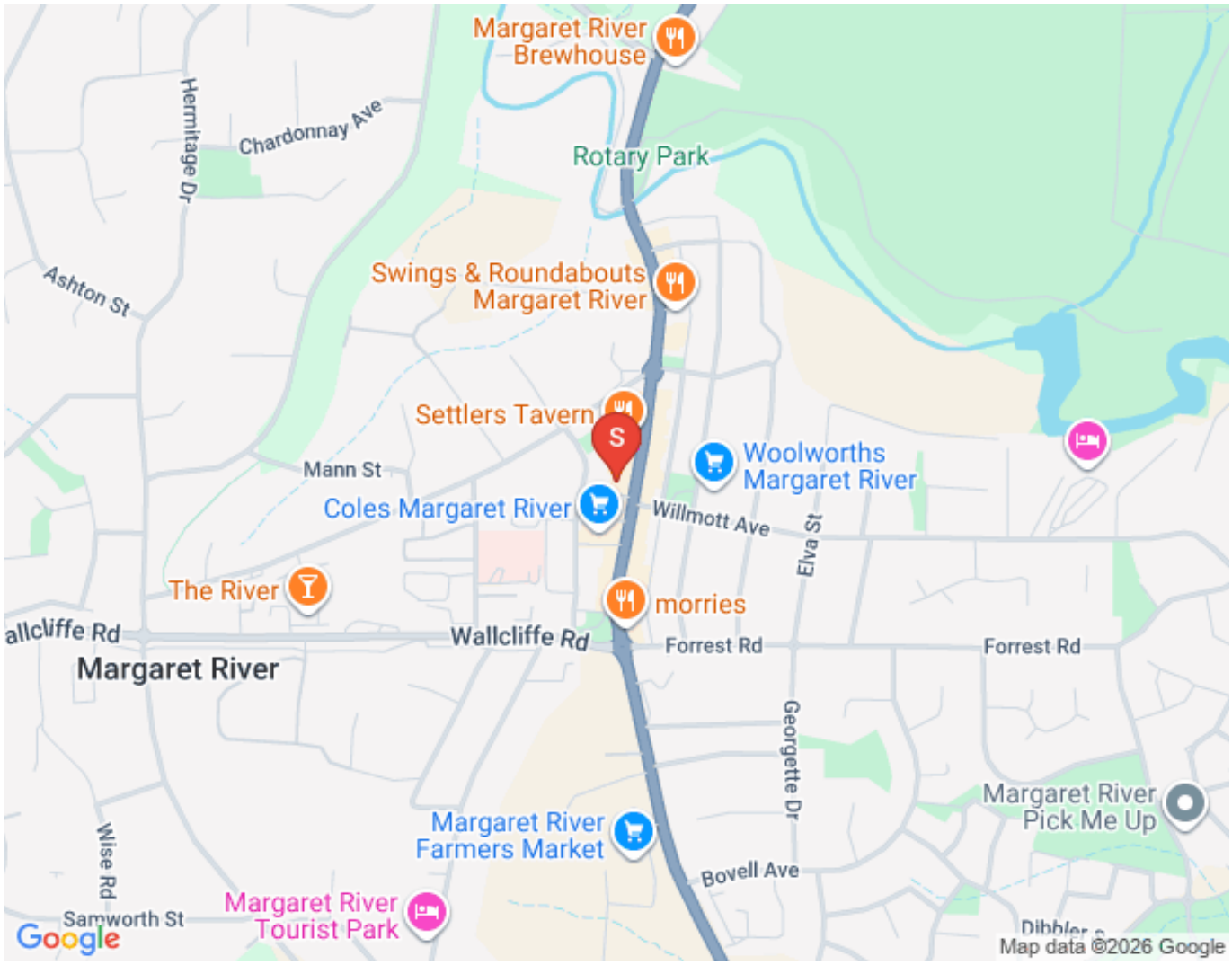
Margaret River Real Estate First National

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.

We aim to get you better results, faster.


Margaret River Brewhouse
Hermitage Dr
Chardonnay Ave
Rotary Park
Ashton St
Swings & Roundabouts Margaret River
Settlers Tavern
S
Woolworths Margaret River
Mann St
Coles Margaret River
Willmott Ave
Elva St
The River
morries
allcliffe Rd
Margaret River
Wallcliffe Rd
Forrest Rd
Forrest Rd
Georgette Dr
Margaret River Pick Me Up
Margaret River Farmers Market
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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.

Catchment areas for Margaret River Primary School and Rapids Landing Primary school fall within specific street boundaries in the Margaret River area, so it may be useful to click on their boundary locations as this may affect your choice of property to buy.

Catchment Area for Margaret River Primary School

Catchment Area for Rapids Landing Primary School

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Helpful Information

Buying a home is about the biggest financial commitment you'll ever have to make, so just as well it's one of the things in life that DOES come with guidebooks!

As much as buying a home is an exciting turning point in your lifestyle, you certainly don't want to make any mistakes. Our Home Buyer's Guide is exactly what you need to get prepared and secure your perfect home, as soon as you find it. This Guide outlines how to find the home of your dreams, how to finance it, negotiate and secure the purchase and how to prepare to move in.

Please use the following link for a readable and printable PDF file:

Home Buyer's Guide



Perhaps you are considering purchasing a property for investment purposes and want to maximise your capital return by securing rental income throughout the life of your investment. Our Property Management Guide outlines all the issues you need to consider when making this decision.

Please use the following link for a readable and printable PDF file:

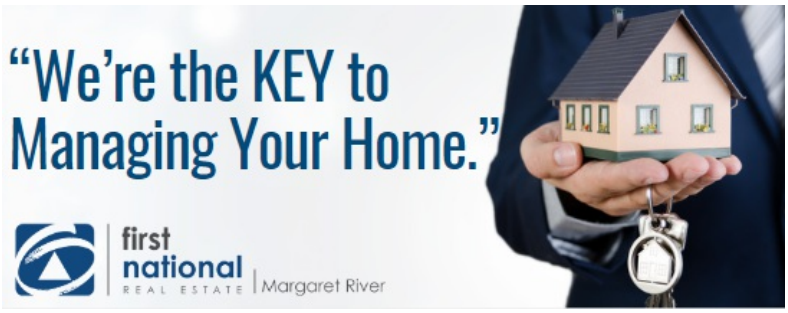
Investing in Property



If you are seriously considering an investment property, leave all the rental management to our award winning Property Management team!

Please use the following link for a readable and printable PDF file to see how we can manage your property with ease:

Manage your Property with Margaret River Real Estate


“We’re the KEY to
Managing Your Home.”
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Our Website

Click here to view 13 Rickett Road and similar properties on our website.

