



2/12 Bovell Avenue, Margaret River

## So close to town!

Perfectly positioned in Margaret River, this ready to go three bedroom duplex offers a practical and comfortable home with a functional layout, neutral tones and plenty of outdoor space. Built in circa 1987, it presents an excellent opportunity for first-home buyers, downsizers or savvy investors looking for a well-positioned property in this popular regional town.

Enjoy the best of the Margaret River lifestyle right on your doorstep. Spend weekends exploring local markets, renowned wineries, gourmet cafes and restaurants, or venture further afield to discover the region's stunning beaches, walking trails and natural beauty. With the school close by plus parks and everyday amenities too, this is a location that offers both convenience and lifestyle.

### Features Include:

- Three bedrooms, all with built-in robes
- One bathroom
- Comfortable main living area with wood-look flooring
- Reverse-cycle air conditioning to the main living area
- Well-appointed kitchen with ample storage
- Neutral tones throughout
- Patio overlooking a large backyard with plenty of space to enjoy
- Carport for convenient covered parking plus room to part the boat

3 1 1

### FOR SALE

Please Call

### AGENTS

Mark Murray  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- in the front yard too
- Park located nearby (out the rear gate)
- Ideally positioned close to Margaret River's shops, cafes, schools, and amenities

Whether you're looking to make your first step onto the property ladder, downsize into an easy care home or add to your investment portfolio, this charming property offers an exciting opportunity in one of the South West's most desirable lifestyle destinations.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## MORE DETAILS

|               |                     |
|---------------|---------------------|
| Property ID   | 1BBYHND             |
| Property Type | DuplexSemi-detached |
| Land Area     | 572 m2              |

**Mark Murray 0427 030 301**

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