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Welcome

Thank you for your interest in 9 Spinebill Ramble, 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

Vicki Genge

m. 0409 587 443

About the property



9 Spinebill Ramble, Margaret River

LITTLE GEM

3  1  2 

FROM
\$595,000

1 Living Area

Split System Air Conditioni
ng

Floor boards

Outdoor Entertaining

Shed

Fully Fenced

This delightful home is light and bright and features 3 bedrooms, and a semi-ensuite bathroom. The open plan kitchen ,dining, living area features a slow combustion fire and a recently installed split system for climate control.

A large sheltered and secluded undercover outdoor entertaining area is situated on the west side of the home, adjacent to lawns and established gardens which create a private haven for you to enjoy.

Located in Margaret Fields, this property has two street frontages and is in an elevated position with a lovely, leafy private garden and north-easterly aspect to the rear.

Vacant possession is available now.

This is Margaret River's best buy available from \$595,000

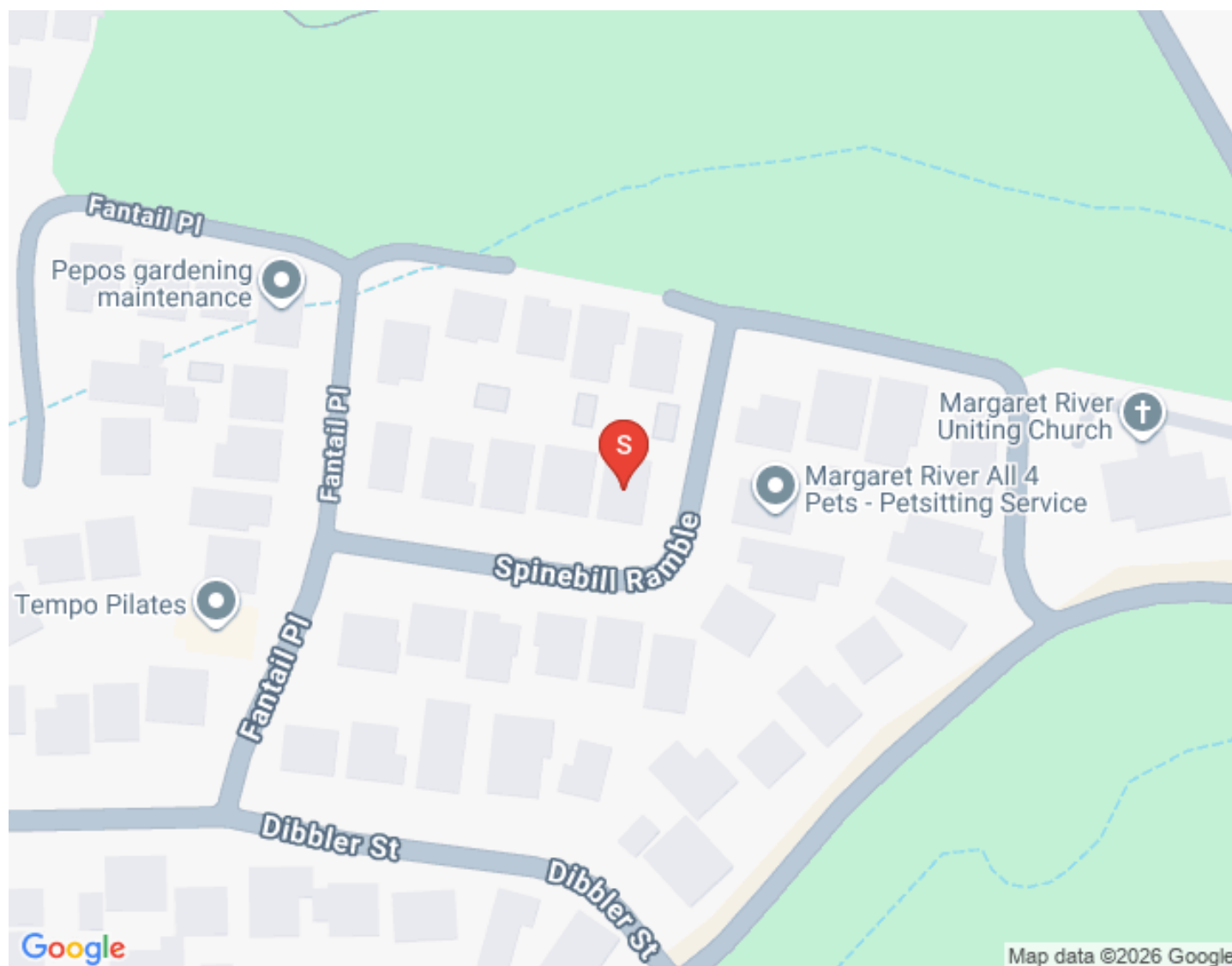
Special Features:

Walking distance to schools, parks and town

3 bedrooms

Open plan living

Slow combustion fire
Established gardens
Corner lot



Title Documents

[Certificate of Title](#)

[Deposited Plan](#)

[Title List](#)

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.

Your agent



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www.margaretriverrealestate.com.au

we put you first.

Our aim is to get you better results, faster.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price
\$1,074,000

12 months from 1-Sep-2025



Median Days on Market (House Sales)
37

12 months from 1-Sep-2025



Number of Houses Sold
122

12 months from 1-Sep-2025



Houses for Sale
28



Interested Buyers (House)
1742



Houses for Rent
20

Units



Median House Price

\$1,074,000

12 months from 1-Sep-2025



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Number of Houses Sold

122

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Houses for Sale

28



Interested Buyers (House)

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Houses for Rent

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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