

Table of Contents

- | Welcome
- | the property
- | title documents, links and resources
- | locally owned, with national reach
- | surrounding suburbs

Welcome

Thank you for your interest in 9 Felling Road, Karridale.

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

Kelly Donaldson

Kelly Donaldson

m. 0409 297 773

the property



9 Felling Road, Karridale

TITLED BLOCK - BUILD NOW



\$350,000

There are not many titled lots available in this area, and certainly not one that is 3000 m2, fully fenced and gated and ready to build.

Situated in the Hamelin Grove @ Karridale estate, immersed in a stunning country environment your block is designed for privacy and peaceful living while retaining a village feel. It offers sustainable, self-contained living, with space a plenty for any hobby.

Be immersed in the beauty of the region with the sparkling Hamelin Bay beaches, majestic Boranup Karri Forest, tranquil Blackwood River, delightful wineries and charming beachside town of Augusta all less than 10 minutes away. Margaret River is just 30 km to the north of Karridale, so an easy drive.

The property has a north-south aspect and a near flat contour making your build easier. It has a 37.5 metre frontage and a depth of 80 metres, with no building envelopes. The property has power connected with water to be provided via your own rainwater tanks. You will be required to install your own septic or ATU treatment system, common for properties outside of the major towns.

Contact the exclusive agent today, but be quick as interest is high.

Kelly Donaldson 0409 297 773

Property Location

title documents, links and resources

Title Documents

**Certificate of
Title**

**Document
0910677**

**Document
0910678**

Fire Management

**Fire Management
Plan**

Plans

**Deposited
Plan**

**Local Development
Plan**

locally owned, with national reach

Margaret River Real Estate First National

your 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



Kelly
Donaldson

m.0409 297 773

e.

kelly@margaretriverrealestate.com.au

we put you first.

Karridale WA 6288

Suburb Snapshots

Houses



Median House Price
12 months from 31-Aug-2024



Median Days on Market (House Sales)
36
12 months from 31-Aug-2024



Number of Houses Sold
5
12 months from 31-Aug-2024



Houses for Sale
2



Interested Buyers (House)
37



Houses for Rent
1



Median House Price
12 months from 31-Aug-2024



Median Days on Market (House Sales)
36
12 months from 31-Aug-2024



Number of Houses Sold
5
12 months from 31-Aug-2024



Houses for Sale
2



Interested Buyers (House)
37



Houses for Rent
1

surrounding suburbs

learn more about the region

Cowaramup

Gnarabup

Gracetown

**Hamelin
Bay**

Karridale

**Margaret
River**

Prevelly

**Rosa
Brook**

Witchcliffe