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## Welcome

**Thank you for your interest in 35 Brookside Boulevard, Cowaramup.**

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**

*Megan Booth*

*m. 0427 480 745*

## About the property



**35 Brookside Boulevard,  
Cowaramup**

**STUNNING CUSTOM-BUILT HOME**

**OFFERS  
ABOVE**

3 Living Areas

Reverse Cycle Air Condition  
ing

Water Tank

Remote Garage

Secure Parking

Outdoor Entertaining

Shed

Workshop

Fully Fenced

Built In Robes

Dishwasher

Located opposite Bush Reserve in Symphony Waters this stunning custom-built home with four bedrooms, three bathrooms, two kitchens, double garage, retained gardens, two alfresco areas and massive workshop all on a 1061m2 block this property will knock your socks off!!

Completed in 2021 by Award Winning 33 South Building Group this home is pure quality, finished to a very high standard with a versatile floor plan that can be easily changed to fit in with an ever-evolving family lifestyle. The main part of the home has three spacious bedrooms with two bathrooms, kitchen, living and dining and the separate studio/granny flat is behind a barn style sliding door that can be either used to rent out and earn extra income, teenager retreat or be used for an elderly parent? The choice is yours.

The home has high ceilings, hybrid flooring throughout, ceiling fans, reverse cycle air con in main living area and granny flat, skirting boards, stunning kitchen with soft closing drawers, high end 900mm appliances, stone benchtops, large walk-in pantry and feature red brick walls.

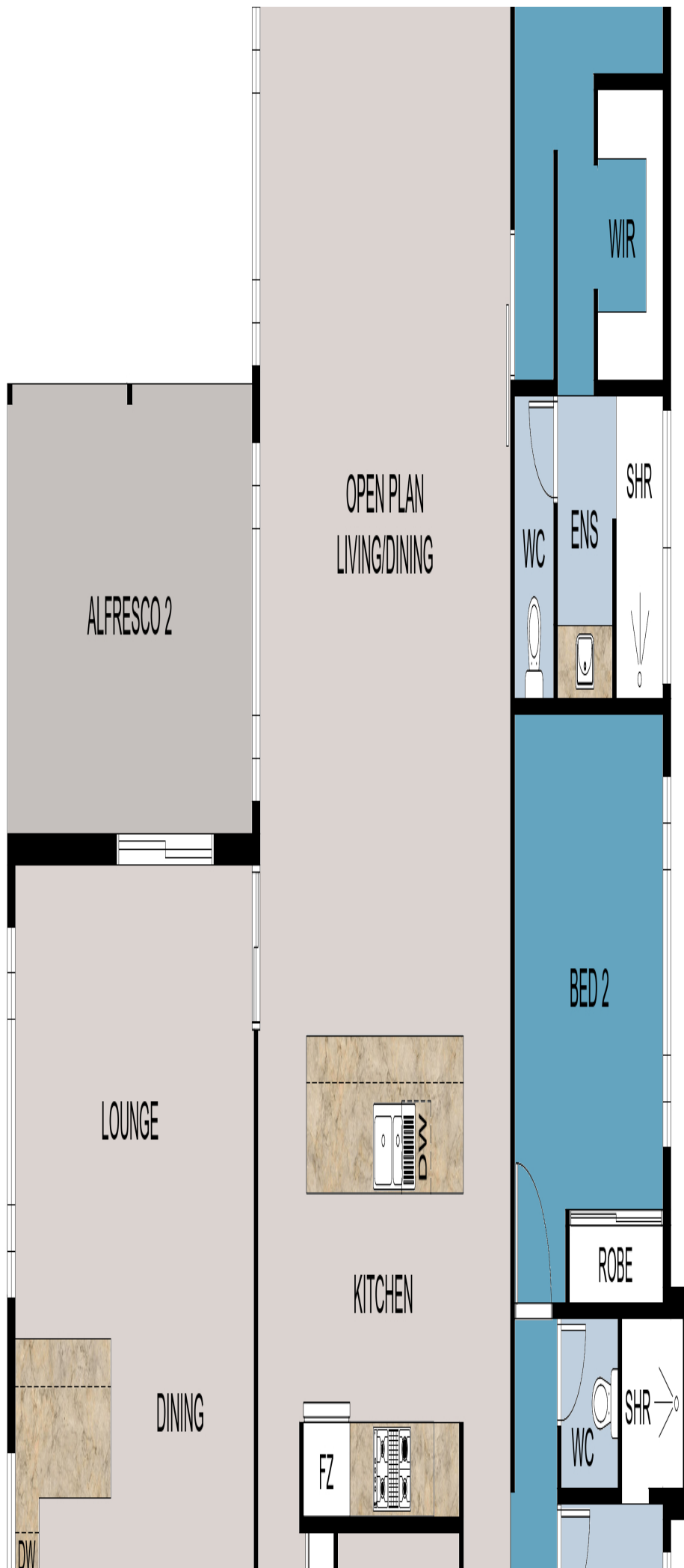
The granny flat kitchen has 600mm appliances, laminate benchtops, built in pantry, dishwasher, powder room, a large spacious bedroom, BIR's with ensuite bathroom. There is a large laundry with spacious linen press. All the window treatments in the home are double rollers/panel glides, and the windows are double glazed excluding the bathrooms.

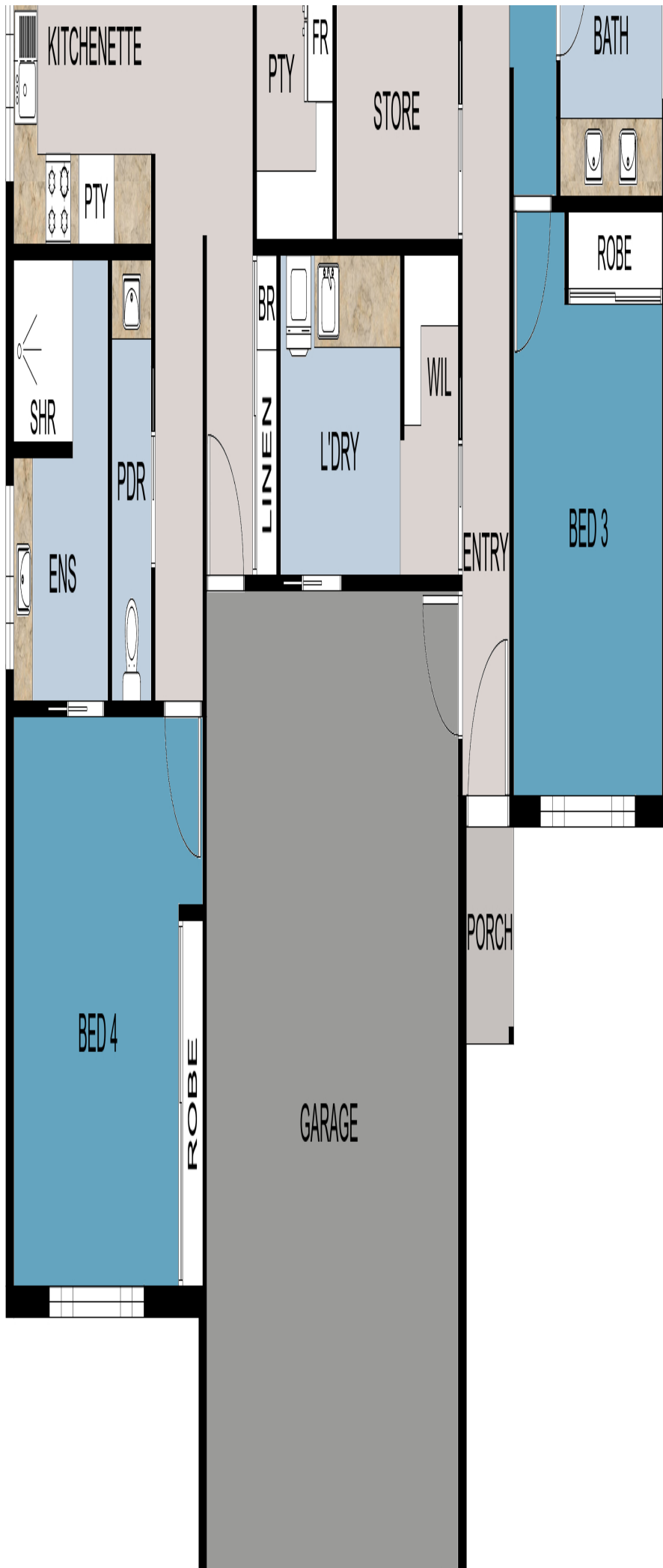
Out the back are two alfresco areas, retained limestone walls with sub drainage, garden beds, screening, hot mix driveway with side access, electric gate and the massive workshop. The workshop has 2 roller doors, concrete floor, insulation, pedestrian door, window, rainwater tanks and power.

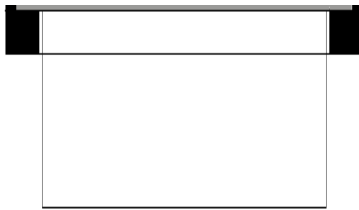
This is a must-see property; all the hard work has been done...just move in and enjoy the South West lifestyle.

Floor Plan









# FLOOR PLAN

| <u>Area</u>   |                    |
|---------------|--------------------|
| House:        | 245.45 sq m        |
| Garage:       | 43.30 sq m         |
| Alfresco 1:   | 29.27 sq m         |
| Alfresco 2:   | 18.60 sq m         |
| Verandah:     | 4.82 sq m          |
| Porch:        | 1.94 sq m          |
| <b>Total:</b> | <b>343.38 sq m</b> |

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

## 35 Brookside Boulevard, Cowaramup WA 6284





Title Documents

Certificate of Title

Deposited Plan

Document

Document

Document

## 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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**we put you first.**

*Our aim is to get you better results, faster.*

## WA

### Suburb Snapshots

#### Houses



Median House Price  
12 months from 27-Aug-2025



Median Days on Market (House Sales)  
12 months from 27-Aug-2025



Number of Houses Sold  
12 months from 27-Aug-2025



Houses for Sale



Interested Buyers (House)



Houses for Rent

## Units



Median House Price  
12 months from 27-Aug-2025



Median Days on Market (House Sales)  
12 months from 27-Aug-2025



Number of Houses Sold  
12 months from 27-Aug-2025



Houses for Sale



Interested Buyers (House)



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**