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Welcome

Thank you for your interest in 3/45 Station Road, 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

Stephania Rojas
m. 0424 639 275

first national REAL ESTATE Margaret River

About the property



3/45 Station Road, Margaret River

INVESTOR ALERT ◆ SERVICE COMMERCIAL SPACE AVAILABLE NOW

$529,000

Don't miss this rare opportunity to secure a 139sqm service-commercial space in one of Margaret River's busiest and most sought-after business streets. Surrounded by a vibrant mix of established enterprises, this high-exposure location offers endless possibilities for savvy investors or owner-occupiers.

Whether you're looking to launch a new business, expand your operations, or create a flexible investment with strong rental potential, this versatile blank canvas is ready for your vision.

Key Features:

139sqm of internal space with durable concrete flooring throughout
High ceilings and excellent natural lighting, creating an open and modern atmosphere
Flexible layout with the potential to divide into multiple tenancies
Two fully functional toilets, sink and a hot water system already in place
Ample parking, ensuring convenience for both clients and staff
Located in a strata complex with professional surroundings
Move-in ready ◆ start trading or leasing immediately!

This property is ideal for those looking to operate a service business, establish a showroom, or even combine storage with front-of-house operations. With growing demand in the Southwest Region, Commercial opportunities in this location are becoming increasingly rare.

Whether you're a local entrepreneur or an investor seeking a foothold in this booming regional market, this is your chance to secure a strategic asset in a high-growth area.

Enquire now to arrange an inspection, this is a one-in-a-million opportunity that won't last long!

Floor Plan



Title Documents

Certificate of Title

Strata Plan 53405 - Title List

Strata Plan 53405

first national REAL ESTATE
Margaret River

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.

Our aim is to get you better results, faster.

Your agent



Steph Rojas

m. 0424 639 275

steph@margaretriverrealestate.com.au

www.margaretriverrealestate.com.au

we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses

Median House Price
$1,074,000
12 months from 31-Oct-2025

Median Days on Market (House Sales)
36
12 months from 31-Oct-2025

Number of Houses Sold
110
12 months from 31-Oct-2025

Houses for Sale
33

Interested Buyers (House)
1844

Houses for Rent
9

Units

Median House Price
$1,074,000
12 months from 31-Oct-2025

Median Days on Market (House Sales)
36
12 months from 31-Oct-2025

Number of Houses Sold
110
12 months from 31-Oct-2025

Houses for Sale
33

Interested Buyers (House)
1844

Houses for Rent
9

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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

The Sales Process

First National Real Estate Margaret River strives to consistently maximise the sale price of every home/ investment property we market. We adopt a consultative approach to your sale and pride ourselves on getting the best results in the shortest possible time. Here's how...

Appraisal	Our goal is to sell your property for the highest price, in the shortest possible time. This starts with a realistic comparative market analysis. Our expert agents have unparalleled knowledge of property values in this area and this is why we consistently achieve our anticipated price.
Method of Sale	We'll explain the different methods of sale available and help you choose which is best suited to your needs. Typically, options will include Private Treaty (For Sale) or Auction although other alternatives are available, if required. We'll also look at timing and any events that could impact on the success of your campaign.
Advertising & Marketing	To maximise your sale price, First National Real Estate will outline a range of marketing and advertising options that ensure a wide audience is alerted to your sale. Our comprehensive marketing includes Hyperlocal advertising, exposure on our industry leading websites, major real estate web-portals, social media and our exclusive, award-winning buyer alert database – UtopiaX.
Presenting your Property	We love making sure buyers see the full value of your property. So, we'll guide you with recommendations about myriad small things you can do to make sure your property is presented in its best light. You'll be amazed what a difference we can make.
Inspections	Once everything's ready, we'll start showing buyers through your property. We'll offer you the choice of 'Open House Inspections' or 'Private Buyer Appointments' and discuss which times are best to show your home/property.

Receiving Feedback	After each inspection, we keep you informed of our progress by reporting feedback from interested parties. This helps ensure we're on track and allows you to fine tune presentation, if any areas of concern arise.
Offers/Auction	Whether selling by Auction or Private Treaty, offers will be received during your marketing campaign. This is where our negotiation skills make all the difference. We'll help you assess each offer, making recommendations about tactics, counter-offers, when to 'walk away' and when the time's right to sell.
Contracts	Once you've accepted an offer, or the hammer has fallen at auction, contractual documentation will be signed by both buyer and seller and the deposit paid. We explain everything you'll need to know at the time, like whether the buyer is entitled to a statutory 'cooling off period' and when your sale becomes 'unconditional'.
Sold	Some of our customers like to celebrate in the customary fashion at this point, so you might feel like opening that bottle of Champagne you've been keeping on ice! Alternatively, you might prefer a cup of tea. Whatever your choice, we'll be just as excited as you as the SOLD sticker goes up.
Settlement	Next up comes the 'Settlement Period'. This is typically around six weeks but will have been set or negotiated during the sale process. This is when you begin packing up and planning for 'moving day'. We're not finished just yet and have lots of helpful tips to help you smooth the process, especially where kids are concerned.
Moving	Moving day. In many cases, this will also be the day your sale 'settles', although some people do move out before 'settlement'. At settlement, the buyer pays the balance of the sale price to you, usually following the formality of a 'pre-settlement inspection'. Guess what, we're still here to help. First National Real Estate offers a FREE utility connection service through *Direct Connect*. With one simple phone call, we can have your telephone, internet, gas, electricity, water and all utilities disconnected and re-connected at your new home saving you hours of phone calls.