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Welcome

Thank you for your interest in 1/34 Town View Terrace, 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

Megan Booth

m. 0427 480 745

About the property



1/34 Town View Terrace, Margaret River

**PRIME OFFICE SPACE IN THE HEART OF
MARGARET RIVER**

FROM

\$395,000

If you're looking for a premium office space or a strategic commercial investment in the thriving heart of Margaret River, 1/34 Town View Terrace is an opportunity you won't want to miss. This well-appointed 81m² commercial strata unit is superbly positioned just one street back from the town's bustling main strip, offering seamless access to shops, restaurants, cafés, and essential services. With high visibility and ease of access, this location is ideal for professionals, consultants, or businesses seeking a well-located workspace.

A Thoughtfully Designed Professional Space

Stepping inside, you're welcomed by a stylish reception area featuring stunning Marri timber flooring, exuding warmth and sophistication—perfect for creating a strong first impression on clients. Adjacent to the reception is a dedicated meeting room, providing a private and professional space for discussions or presentations.

The office layout is designed for productivity, comprising three spacious office suites, each fitted with plush carpet, and individual reverse-cycle air conditioning units, ensuring year-round comfort. The layout allows for flexibility, accommodating a variety of business needs such as private offices, co-working spaces, or consultation rooms.


A well-equipped kitchenette provides convenience for staff, with ample storage and a private bathroom adds to the self-sufficiency of the office, making it a complete and functional workspace.

Exceptional Location & Investment Potential

Positioned within a well-maintained commercial complex, this office benefits from ample street parking for both clients and staff. The location offers easy connectivity to the wider Margaret River business district, making it a prime spot for legal, financial, health, construction or creative industries.

Currently the property is owner occupied with a sub lease in place on a month-to-month basis, and can be sold as vacant possession, allowing for immediate occupation or leasing. With the ever-growing demand for commercial properties in this sought-after town, this space presents an excellent investment opportunity for those looking to expand their portfolio.

Whether you're a business owner searching for the perfect professional base or an investor seeking a high-quality commercial asset, this versatile office space ticks all the boxes.

Don't miss out  contact us today to arrange an inspection and secure this outstanding property!

Floor Plan



Title Documents

[Certificate of Title](#)

[Strata Plan - Title List](#)

[Strata Plan](#)

[Document L658738](#)

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



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we put you first.

Margaret River WA 6230

Suburb Snapshots

Houses



Median House Price
12 months from 1-Apr-2024



Median Days on Market (House Sales)
12 months from 1-Apr-2024



Number of Houses Sold
12 months from 1-Apr-2024



Houses for Sale



Interested Buyers (House)



Houses for Rent

Units



Median House Price
12 months from 1-Apr-2024



Median Days on Market (House Sales)
12 months from 1-Apr-2024



Number of Houses Sold
12 months from 1-Apr-2024



Houses for Sale



Interested Buyers (House)



Houses for Rent

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](#)