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## Welcome

**Thank you for your interest in 13 Burke Circle, 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



**13 Burke Circle, Cowaramup**

**CALLING ALL NATURE LOVERS**

**OFFERS  
ABOVE**

5  2  2  **\$1,450,000**

3 Living Areas

Ducted Cooling

Study

Rumpus Room

In Ground Pool

Ducted Heating

Solar Panels

Remote Garage

Secure Parking

Deck

Outdoor Entertaining

Shed

Built In Robes

Dishwasher

Discover a perfect blend of luxury and comfort, a stunning family residence offering 4 bedrooms, 2 bathrooms, 2 separate powder rooms, media room, separate library or 5th bedroom, and a wealth of premium features. Located in the prestigious Enclave, Parkwater Forest, the home is perfectly positioned to take full advantage of the views through the property to a beautiful tree line vista, winter creek and wildlife corridors beyond. Set amidst beautiful rewilded native gardens teeming with vibrant birdlife, this home is an oasis of tranquility and style, ideal for families seeking both space and privacy.

As you step inside this elegant home, you'll be greeted by high ceilings and a spacious open-plan layout, complimented by stylish whitewashed wood plank flooring in the library, media room and bedrooms. Freshly painted throughout with new LED ceiling lights, all with dimmers for every mood.

The heart of the home is the modern kitchen, equipped with stone benchtops, a butler's pantry, a 900mm stainless steel oven, a 5-burner gas cooktop, rangehood and dishwasher. This culinary space is perfect for both everyday cooking and entertaining guests. Adjacent to the kitchen, the dining and living areas are warmed by a new wide screen slow wood combustion heater, adding to the comfort and elegance of this home. The lounge area offers additional space for relaxation, while a dedicated library provides a quiet retreat for reading or study.

The master suite is a true sanctuary, overlooking the lush gardens and swimming pool. It features two walk-in robes, motorized blinds, and a luxurious ensuite bathroom with separate toilet, a double vanity, and an extra-large walk-in shower with double showers. The remaining bedrooms are generously sized, with new flooring, window treatments and each with built-in robes, providing ample storage. They are serviced by a well-appointed guest bathroom with large bath, separate shower and toilet. The generous laundry with extensive storage options plus a massive linen cupboard completes the wing.

This home is designed for year-round comfort with fully ducted heating and cooling, tinted windows, two instant gas hot water systems, security screens for peace of mind and solar panels contributing to energy efficiency.

The outdoor spaces are equally impressive, featuring a generous alfresco space with timber deck, overlooking a large lawned area bordered by native plants, grasses, fruit, avocado and bay trees. Absolute privacy is a key feature of the stunning native gardens both front and back, complete with fishponds & fountains. There's a glass greenhouse, olive and citrus trees, 3 large free-standing veggie beds to provide year-round produce for the family. A fire pit and rustic seating areas invite you to relax and enjoy this oasis of nature.

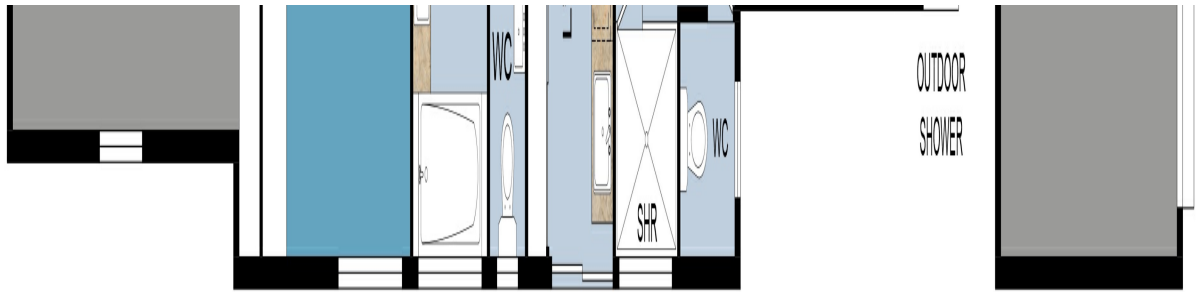
A saltwater swimming pool provides the perfect spot for cooling off on hot days, while the entire property is beautifully landscaped to enhance its natural beauty. There's also an outdoor shower with hot and cold water, an outdoor sink, large workshop and two farm gates that provide easy access for trailers, boats and caravans. A remote-controlled electric gate and double garage at the front with direct access into the home ensure security, safety and add convenience to your daily life.

13 Burke Circle is not just a home; it's a lifestyle. Luxurious features, spacious design, and serene environment - this property offers an unparalleled living experience. Don't miss the opportunity to make this exquisite home your own and enjoy all it has to offer.

Floor Plan







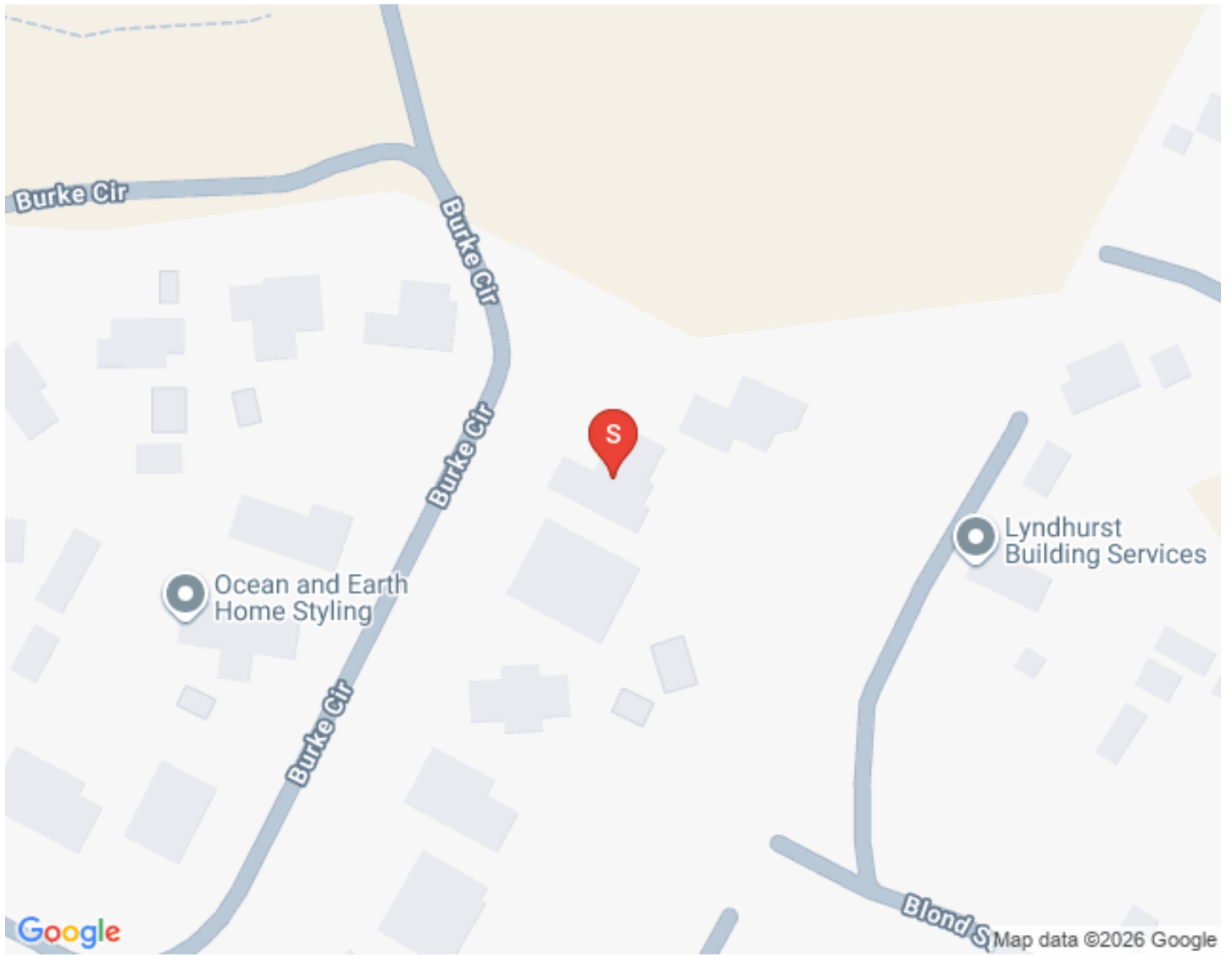
## FLOOR PLAN

*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.*

# 13 Burke Circle, Cowaramup WA 6284



## Title Documents

**Certificate of  
Title**

**Deposited  
Plan**

**Deposited Plan - Title  
List**

**Document  
K435164**

**Document Caveat  
O793895**

**Document Covenant Plan  
K435163**

## 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.**

## Cowaramup WA 6284

*Suburb Snapshots*

### Houses



Median House Price

**\$1,180,000**

12 months from 30-Apr-2025



Median Days on Market (House Sales)

**37**

12 months from 30-Apr-2025



Number of Houses Sold

**30**

12 months from 30-Apr-2025



Houses for Sale

**10**



Interested Buyers (House)

**981**



Houses for Rent

**6**

## Units



Median House Price

**\$1,180,000**

12 months from 30-Apr-2025



Median Days on Market (House Sales)

**37**

12 months from 30-Apr-2025



Number of Houses Sold

**30**

12 months from 30-Apr-2025



Houses for Sale

**10**



Interested Buyers (House)

**981**



Houses for Rent

**6**

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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**