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## Welcome

**Thank you for your interest in 90 Bussell Highway, 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



**90 Bussell Highway,  
COWARAMUP**

**CAFE & DRIVE THRU OPPORTUNITY**



**FROM  
\$799,000**

Unit 1/90 Bussell Highway

Position is everything with this building, with loads of passing traffic on a exposed corner with Bussell Highway frontage this spot will get plenty of business!! Attractive materials have been used on this brand new commercial building including timber, weatherboard and dark colourbond featuring North facing windows which allows loads of natural light to stream into the space at all times of the day. This is a blank canvas ready for someone to make their mark on the bustling town of Cowaramup.

A fantastic opportunity for a cafe complete with drive through coffee shop or change the zoning and make it a completely different space. Cafe is 124m<sup>2</sup> including a store room, grease trap and disabled access toilet located within the premises. The addition of a 14.7m<sup>2</sup> freestanding drive through coffee shop makes this the ultimate business opportunity.

Secure a truly unique investment property that has become a renowned tourist stop for visitors to the South West and Margaret River Wine Region.

# Floor Plan



## Title Documents

**Certificate of  
Title**

**Deposited  
Plan**

**Document**

**StrataPlan**

**StrataPlan**

## 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.**

## WA

### Suburb Snapshots

#### Houses



Median House Price  
12 months from 23-Nov-2023



Median Days on Market (House Sales)  
12 months from 23-Nov-2023



Number of Houses Sold  
12 months from 23-Nov-2023



Houses for Sale



Interested Buyers (House)



Houses for Rent

## Units



Median House Price  
12 months from 23-Nov-2023



Median Days on Market (House Sales)  
12 months from 23-Nov-2023



Number of Houses Sold  
12 months from 23-Nov-2023



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](#)