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Table of Contents

- Welcome
- the property
- title documents, links and resources
- locally owned, with national reach
- surrounding suburbs
- The Sales Process

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Welcome

Thank you for your interest in 13 Felling Road, Karridale.

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.

Sincerely,
First National Real Estate Margaret River

Kelly Donaldson

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the property



13 Felling Road, Karridale

PERFECT LIFESTYLE

$235,000

A perfect lifestyle block, with title, in Karridale waiting for you to build your perfect home. At just over 3000m2 this will allow for a large home, shed, outbuildings and still have plenty of room for your fruit trees, garden and chook run. But wait. even with all that, there will still be plenty of room for your kids to run around.

The property is 10 minutes from Augusta, Hamelin Bay, Alexandra Bridge and an easy 20 minutes from Margaret River. You can't get much more central than that!

The owners have also put down a bore, so you have water for your garden.

This is a good rectangular block with a flat front and a slightly sloping rear to give it a bit of character. This is ideal to build on, especially as the owners have imported a lot of soil for the property - just waiting for you to spread it where you want.

As the property has a title you can start planning to build as soon as your settlement takes place. These properties with title are rare. Don't let this one slip through your fingers!

All enquiries to the exclusive listing agent.

Property Location

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title documents, links and resources

Title Documents

Title

Notification O910677 - water

Notification O910678 - sewer

Fire Management

Fire Management Plan

Plans

Deposited Plan

Local Development Plan

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locally owned, with national reach

Margaret River Real Estate First National

your 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.

Karridale WA 6288

Suburb Snapshots

Houses

Median House Price
12 months from 20-Nov-2025

Median Days on Market (House Sales)
42
12 months from 20-Nov-2025

Number of Houses Sold
2
12 months from 20-Nov-2025

Houses for Sale
0

Interested Buyers (House)
0

Houses for Rent
1

Units

Median House Price
12 months from 20-Nov-2025

Median Days on Market (House Sales)
42
12 months from 20-Nov-2025

Number of Houses Sold
2
12 months from 20-Nov-2025

Houses for Sale
0

Interested Buyers (House)
0

Houses for Rent
1

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surrounding suburbs

learn more about the region

Cowaramup

Gnarabup

Gracetown

Hamelin Bay

Karridale

Margaret River

Prevelly

Rosa Brook

Witchcliffe

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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.