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## Welcome

**Thank you for your interest in 10 Larch Loop, 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



**10 Larch Loop, Margaret River**

**SURROUNDED BY THE TREES**

4  2  2 

**OFFERS  
ABOVE  
\$550,000**

2 Living Areas

Air Conditioning

Reverse Cycle Air Condition  
ing

Deck

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Dishwasher

Perfectly positioned property surrounded by Public Open Space and large mature trees with only one neighbour to the West this double brick and zinc home sits behind a white picket fence and includes four-bedrooms, two-bathrooms, two living areas, large outdoor entertaining area, shed and side access.

This would be a great entry level to the HOT Margaret River property market, perfect for first home buyers, investors, or someone looking for a fixer upper. Built in 1997, this solid brick home has an enclosed double carport with remote door, slow wood combustion heater, reverse cycle air con, laminate flooring throughout the main living areas, stone benchtops and modern appliances in the kitchen.

The location is Primo, all within walking distance to close to the centre of town, local schools, parks, dog parks and trails.

Please note: Tenants in place until the end of August - paying \$520.00 per week.

## Floor Plan



## Title Documents

[Certificate of Title](#)

[Deposited Plan](#)

[Document](#)

## 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 10-May-2023



Median Days on Market (House Sales)  
12 months from 10-May-2023



Number of Houses Sold  
12 months from 10-May-2023



Houses for Sale



Interested Buyers (House)



Houses for Rent

## Units



Median House Price  
12 months from 10-May-2023



Median Days on Market (House Sales)  
12 months from 10-May-2023



Number of Houses Sold  
12 months from 10-May-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](#)