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## Welcome

**Thank you for your interest in 38 Lloyd 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



**38 Lloyd Loop, Margaret River**

**IMMACULATE CONTEMPORARY LIVING**

**OFFERS  
ABOVE**

3  2  2 

**\$729,000**

1 Living Area

Split System Air Conditioni  
ng

Study

Remote Garage

Deck

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Where modern elegance meets serene living in a setting that radiates warmth and charm from the moment you step through the door. Lovingly crafted and impeccably maintained, this contemporary masterpiece offers a lifestyle of effortless comfort and style, perfect for those who appreciate the finer things in life.

Boasting 3 spacious bedrooms and 2 beautifully appointed bathrooms, this home exudes sophistication at every turn. A cozy study nook provides the perfect space for productivity, while the double garage, with direct access into the home, ensures your convenience is always top priority.

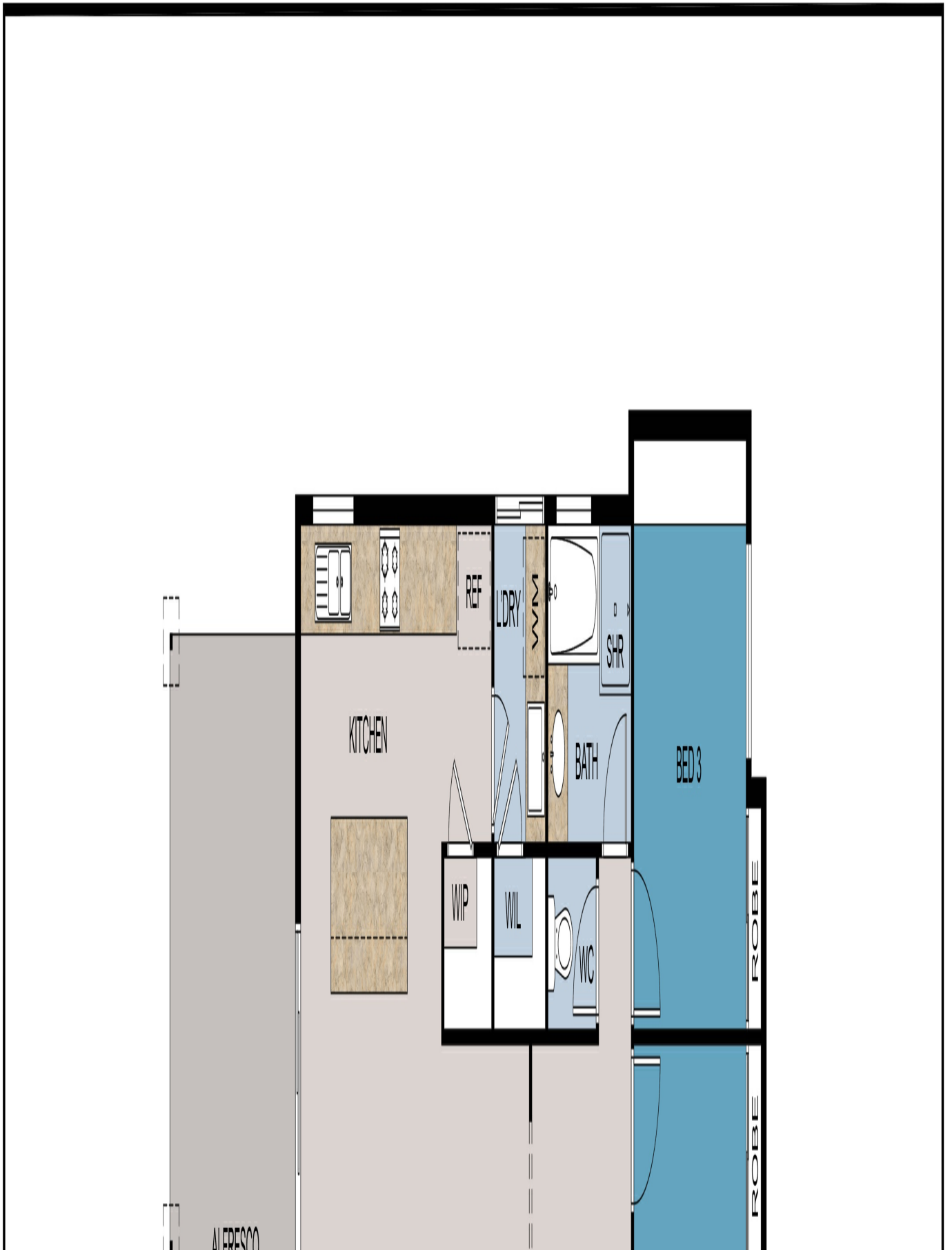
At the heart of the home lies a stunning open-plan kitchen, dining, and living area designed for both entertaining and everyday ease. The kitchen is a culinary dream, outfitted with state-of-the-art appliances, including a 900mm electric fan-forced oven, a 5-burner gas cooktop, and a sleek rangehood. The ample storage and a generously sized island bench make casual dining a breeze, while the unique picture glass window splash back frames a delightful garden view, bringing the outdoors in as you cook and entertain.

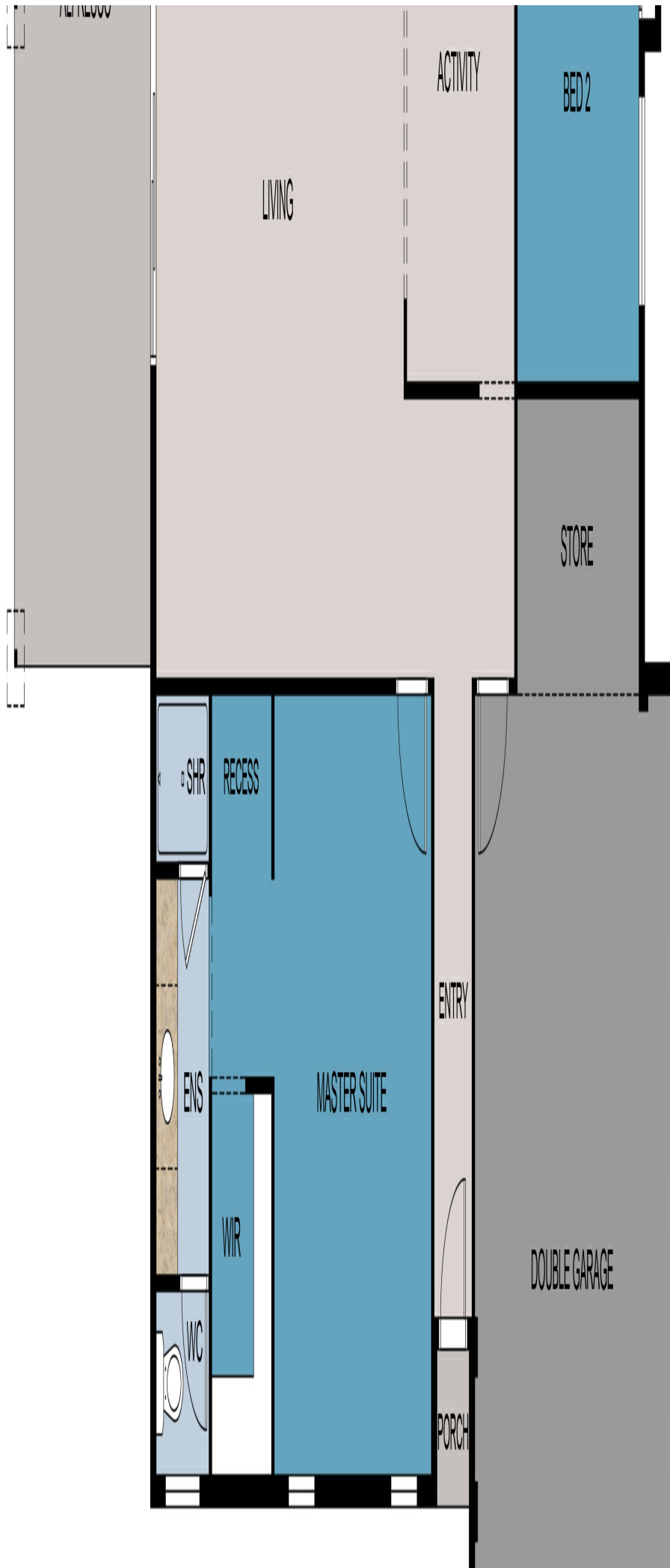
Bathe in the natural light that floods the dining and family areas, thanks to a newly installed glass skylight that adds a touch of architectural brilliance. Cozy up by the slow combustion fire during winter's chill or enjoy the comfort of reverse cycle air conditioning when the temperature rises. The living space seamlessly extends to a sheltered, decked alfresco area—a true indoor/outdoor oasis that's perfect for hosting gatherings or enjoying a quiet moment of relaxation.

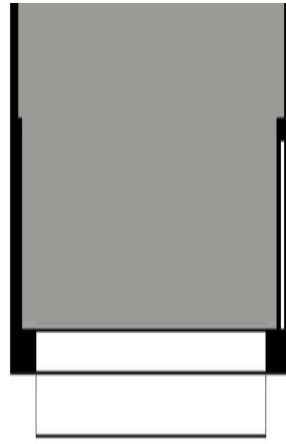
The fully enclosed yard is a haven for outdoor enthusiasts, offering side access with ample room for a trailer, boat, or caravan. With its stylish design, thoughtful details, and modern amenities, this home invites you to simply unpack, relax, and savor the tranquility of your private retreat.

A sanctuary where contemporary elegance meets effortless living, and where every detail has been carefully curated for your utmost comfort. Don't miss your chance to call this exquisite property home.

Floor Plan







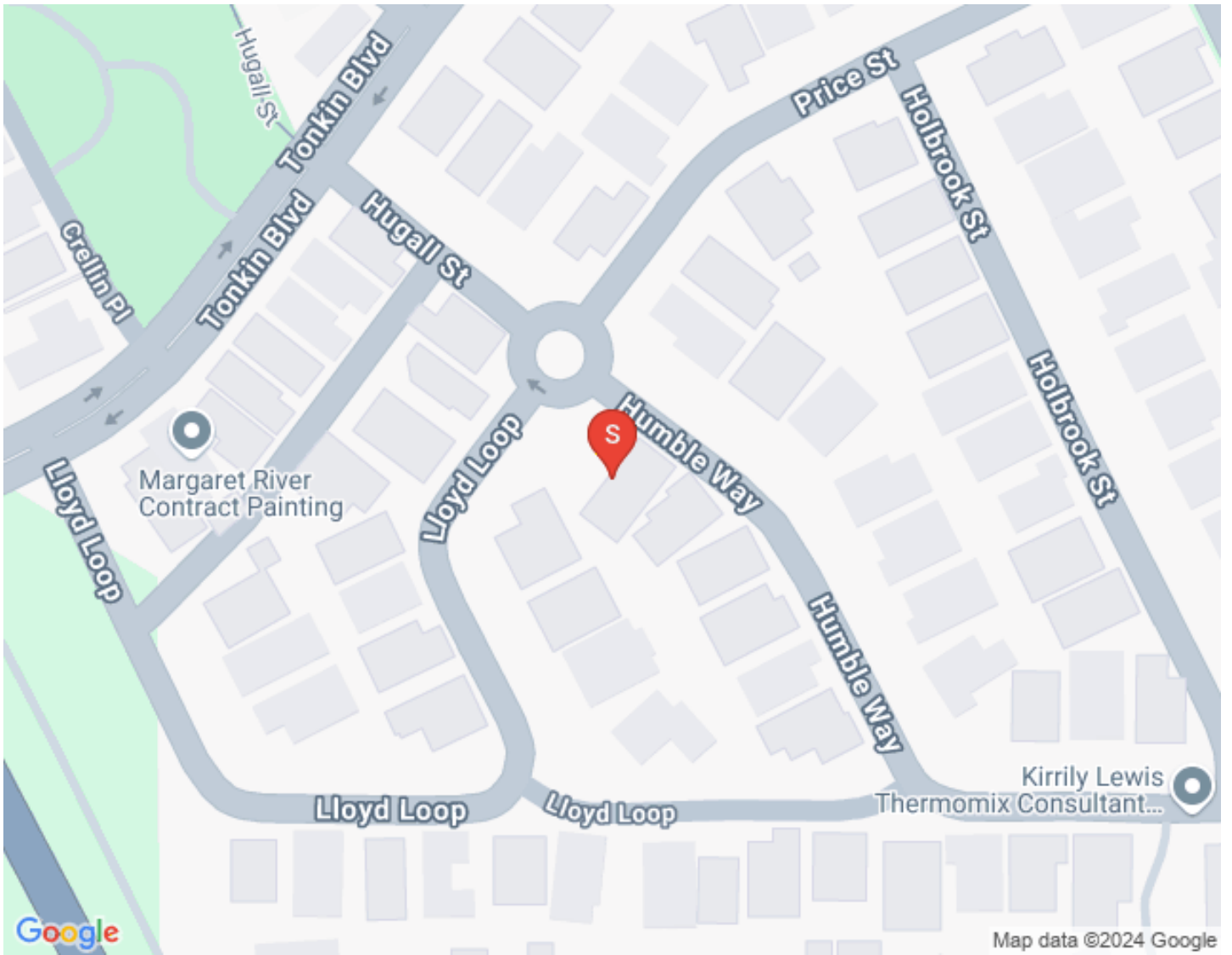
## FLOOR PLAN

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.

**38 Lloyd Loop, Margaret River WA 6285**





## Title Documents

**Certificate of  
Title**

**Deposited  
Plan**

**Deposited Plan - Title  
List**

**Document**

**Document  
Covenant**

## 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 6285

### Suburb Snapshots

#### Houses



Median House Price

**\$763,750**

12 months from 18-Sep-2023



Median Days on Market (House Sales)

**51**

12 months from 18-Sep-2023



Number of Houses Sold

**132**

12 months from 18-Sep-2023



Houses for Sale

**52**



Interested Buyers (House)

**2332**



Houses for Rent

**16**

## Units



Median House Price

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Houses for Sale

**52**



Interested Buyers (House)

**2332**



Houses for Rent

**16**

# 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](#)