

**18 Birch Loop, Margaret River, WA 6285**



**House For Sale**

Thursday, 13 June 2024

**18 Birch Loop, Margaret River, WA 6285**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 586 m2**

**Type: House**



Vicki Genge

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## OFFERS OVER \$795,000

Take the pain out of building and move straight into this easy living, near new home offering light filled open plan living with the dining and kitchen areas flowing through to a private sheltered entertaining area. At the heart of the home, the well-appointed kitchen features sleek cabinetry, 900mm stainless steel appliances, and ample storage space, making it a joy to cook and entertain. The family can all come together in the entertainer's kitchen, with stone bench tops, and an expansive breakfast bar. The home itself offers a modern interior, with the open plan family hub offering kitchen, living and dining zones integrating with the outdoors, as well as views of the treetops along Darch Brook. Family accommodation includes three queen size bedrooms with built in robes, the master suite with a stylish en-suite, spacious family bathroom and a separate cinema room. The double lock up garage is positioned to the front of the home and is accessed from Birch Loop, easy access to the lot is also available from Greenwood Avenue. This is a low maintenance home located on a corner lot with dual access, with lots of space for the boat/caravan or to build an ancillary dwelling or workshop. The property is fully fenced with established low maintenance and reticulated gardens. Located just 200m from the Darch Brook and river trails. Other Features: 3.2 kva solar panels Fully ducted climate control Raised vegetable garden beds Double remote-controlled garage Dual Access corner block