

# 2 Karri Loop, Margaret River, WA 6285

## Sold House

Friday, 15 September 2023

2 Karri Loop, Margaret River, WA 6285

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 2498 m2

Type: House



Clare Andrews  
0897805777



Sarah Twine  
0897567500

**\$995,000**

Situated in one of the most highly sought-after areas of Margaret River, this distinctive residence occupies a fantastic plot of land within easy walking distance of the Main Street. The home exudes a comfortable country-style ambiance, benefiting from abundant northern sunlight that fills the main living space, and wraps around a delightful enclosed courtyard. The central living wing is naturally bathed in winter warmth from the northern sun and cozy woodfire, and enjoys picturesque outlooks to the courtyard. Beautiful colored slate flooring combines with an impressive timber vaulted ceiling that extends throughout the home. The country-style kitchen boasts timber cabinetry and overlooks the dining space. Additionally, a convenient laundry area provides a mud-room style entry to the dining-kitchen area. The western wing features two generously sized bedrooms and also access to the courtyard - one bedroom enjoys a direct outlook. A separate toilet is located between the rooms, as is a modern, recently renovated bathroom showcasing a deep bathtub, separate shower, timber benchtop, and a charming view of a private walled garden. A semi-self-contained section forms the eastern wing and, along with a door from the main area, there is a sliding door onto the courtyard and another affords a separate exterior entrance. Here, we find a generous living room with a woodfire and a kitchenette, as well as a separate bedroom with a built-in robe, and a beautifully renovated ensuite bathroom. The advantage of this arrangement is that it can be easily partitioned off as a separate rental (permanent or for a BnB) or used for personal purposes while renting out the main house. The walled courtyard garden offers privacy and a delightful outdoor living space. It features two splendid apricot trees that provide shade during the summer, evoking a charming Tuscan atmosphere. Towards the back of the property, there is a spacious powered shed with extra access from Mansfield Avenue and there's ample room for boats, caravans, and trailers. The fully-fenced and gated backyard encompasses a chicken run, a diverse range of fruit trees, as well as native shrubs and trees. There is also sufficient space to construct an additional dwelling with separate access from Mansfield Avenue, subject to approval. Ideally located, just stroll over the road for dinner at Stay Margaret River, or stretch your legs on the 15-minute walk to arguably the best coffee in town at the skate park. Don't delay to secure this property and let your dreams unfold.