

**34 Larch Loop, Margaret River, WA 6285**

space 

**House For Sale**

Tuesday, 7 May 2024

34 Larch Loop, Margaret River, WA 6285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 477 m2**

**Type: House**



Paul Manners  
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## Offers from \$595,000

This comfortable family home in East Margaret River reflects the Southwest lifestyle's rustic charm. Mature Peppermint trees and timber features throughout highlight the natural beauty of this quaint property. Timber cladding and native gardens create an inviting entrance with the pitched roofline, exposed beams and light-filled open-plan living area stealing the show. The generous space features a slow combustion wood fire heater for the cooler months, with French doors opening onto the side alfresco area allowing cross ventilation during the summer months. The timber u-shaped kitchen has spacious benchtops, storage options, and a walk-in pantry. All four bedrooms, separate bathroom, and laundry area, are located off the lengthy hallway. Each bedroom features carpet, with the main bedroom featuring a walk-in wardrobe and ensuite. Bedrooms two and three have built-in wardrobes, with bedroom four being the perfect size for a separate office or study room. The undercover alfresco is accessible via the living and kitchen area and overlooks the gardens and grassed backyard. The paved pathway wraps around the house to the back patio and laundry, with side access to the front of the home available. The north-facing aspect of this home will benefit from the sunshine all year round. Tenanted until April 2025, this appealing family home is within walking distance of town, schools, and sporting facilities, making it the ideal location. Paul Manners, your Southwest Property Specialist.