

# 34 Westringia Loop, Margaret River, WA 6285

## Sold House

Saturday, 12 August 2023

34 Westringia Loop, Margaret River, WA 6285

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 619 m<sup>2</sup>

Type: House



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**\$696,000**

This spacious, well-designed home sits in a very quiet position just a few minute's walk from the yummy delights found at Doust's Corner (Yahava Koffee, Burger Baby, The Fodder Shop) and just over 2.5km to the top of the bustling Margaret River Main Street. As soon as you see the tropical front garden, and the granite wall behind which hides a private courtyard for the main bedroom, you'll fall in love with this stand-out property. There's plenty of extra space to park, in addition to the double lock up garage, and the yard is fully fenced with gated access to the side yard. Moving inside, things get even better as you are welcomed into the wide hallway with garage access, and the stunning main bedroom suite is off to the right with a beautiful ensuite bathroom, walk-in robe and timber French doors that open to the west-facing enclosed courtyard - you'll feel like you're in Bali while you soak in the bathtub under the stars! Wide, timber floorboards run through the living areas and the main bedroom, and the layout of rooms works really well. One of the minor bedrooms is further along the entry hallway which is great to enable a young child close to the main bedroom, or it's ideal as an office or guest bedroom. The last room off the entry hall past the main bedroom is a large theatre room. Another stunning granite wall is at the end of the entry hallway and beyond is the epic north-facing open plan kitchen/dining/living area, while turning right takes you to a separate hallway with an open study/play area, a shared bathroom, laundry and two further bedrooms that overlook the backyard. The main living area has a woodfire that is ducted to other rooms and there's a split system aircon for convenience. The modern kitchen is super spacious with everything you need including a sitting area and a walk-in pantry. The northern wall of the living area is all glass, as is the eastern end that has sliding doors to the undercover outdoor entertaining area that is fully decked and extends to the rear of the property providing gorgeous outdoor entertaining space with an established Fig and a Nectarine tree. Along the side is a grassed area and room for play equipment, veggie beds or whatever your plans may be. The established gardens make the property very private and a shed is accessed from the side gates at the front. Please don't delay in visiting this superb family home that is close to parks and has easy access to the myriad of glorious beaches, forest, wineries and restaurants Margaret River is renowned worldwide for.