

36 Lloyd Loop, MARGARET RIVER

Property Details

FOR SALE

36 Lloyd Loop, Margaret River



SPACIOUS MODERN FAMILY ENTERTAINER

4  2  2 

It's all about living the peaceful life in Margaret River and this home offers the ideal opportunity to do just that! Nestled among quality homes in the fresh and quiet location of Rapids Landing, this well maintained and beautifully presented modern home is the perfect down south escape as well as an ideal investment for the future. Thoughtfully

- 4 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 2 Garages
- 2 Living Areas
- Reverse Cycle Air Conditioning

positioned on the corner lot, the home makes superior use of the block's shape, maximising the north facing outdoor space without compromising indoor space.

- Water Tank
- Outdoor Entertaining
- Built In Robes
- Dishwasher

Stylishly appointed, the master bedroom is located adjacent to the entrance and enjoys the luxury of walk-through His and Her robes and an ensuite with oversized shower cubicle, enclosed WC and expansive vanity. Three more spacious carpeted bedrooms with single built in robes, a laundry, secondary bathroom and separate WC are all located at the rear of the home.

A large separate room is located adjacent to the entry of the house and provides the perfect area to set up a spacious office or consultation room for your home business. A sliding door enables you to screen the room off from the rest of the house and work in privacy. Alternatively, this room would make the ideal home cinema, home gym or teenager's escape.

Further through, the passageway opens up to reveal the grand open plan living area which flows though to the north facing covered alfresco "outdoor room". The kitchen is to the northern side and takes in the tranquil views over the gardens, alfresco and the living room and is fitted with quality appliances and spacious benchtops. It also enjoys ample pantry storage and convenient direct access to the double lock up garage. All year comfort is assured with a slow combustion fire and reverse cycle air conditioning in the central living area.

The low maintenance and appealing outdoors offers fully reticulated established terraced lawns and border gardens and is fully fenced to keep the pets and kids in. A cleverly obscured area at the very rear of the block contains a garden shed, clothes line, raised vegetable gardens, access to the services and a rainwater tank that is plumbed directly into the house during the winter months.

This spacious home is packed with comfortable extras to make life more enjoyable and with its modern functional

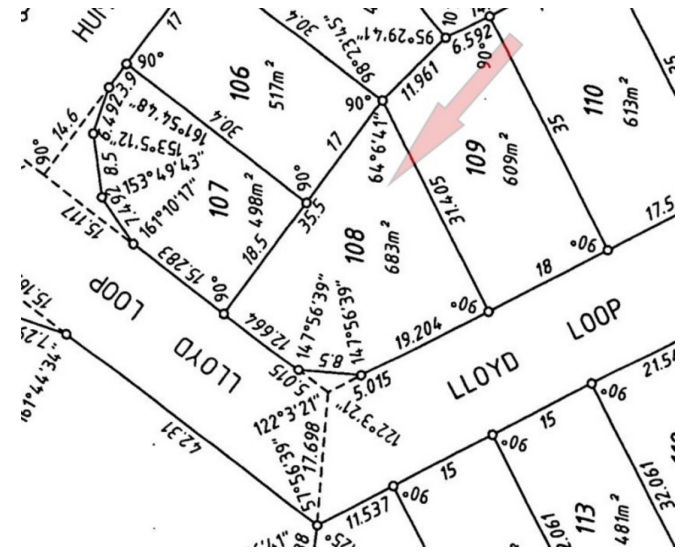
make life more enjoyable and with its modern functional layout and convenient locality to town, schools and everything this beautiful region has to offer, you'll be able to escape the rat race, set up working from home and get on with living your best life.

\$495,000

Photo Gallery







**Want to see more of
36 Lloyd Loop, Margaret River?**

[email Barry Granville](#)

or call him on 0407 572 937

to arrange an inspection.

Property Location

36 Lloyd Loop, Margaret River

683 sqm



Comparable Sales

20 Kingfisher Loop

**20 KINGFISHER LOOP,
MARGARET RIVER WA 6285**

4 Bed | 2 Bath | 2 Car

Sold on: 20-01-2020

\$500,000

105 Leschenaultia Avenue

**105 LESCHENAUTIA AVENUE,
MARGARET RIVER WA 6285**

3 Bed | 2 Bath | 2 Car

Sold on: 22-11-2019

\$535,000

27 Humble Way

**27 HUMBLE WAY, MARGARET
RIVER WA 6285**

4 Bed | 3 Bath | 2 Car

Sold on: 13-03-2020

\$482,500

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Your Agent



Barry Granville

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Barry started in real estate in Margaret River over thirty years ago and consistently features as one of the highest performers in the region and has been included as one of the Top 10 Sales Persons in the First National network for several years. Barry applies his extensive knowledge of the local market, current market trends, his intimate contractual knowledge and his exceptional negotiation skills to achieve the best outcome for all of his clients.

Barry is the exclusive selling agent for 36 Lloyd Loop, so if you have any queries please don't hesitate to [email him](mailto:barry@margaretriverrealestate.com.au) or call him on 0407 572 937.

Feedback from some of Barry's clients...

We had a wonderful experience in dealing with First National Margaret River in the sale of our home and purchase of our block. Barry's professionalism resulted in a super swift sale of our home with a minimum of fuss. Special thanks to his personal assistant Beth who attended to our every need with efficiency and provided clarity to the sale process with excellent communication and advice. We would not hesitate to recommend First National Margaret River to others.

- Amanda and Andrew Ogilby

Barry was a wonderful support during the sale of our first house in Witchcliffe. He guided us through the process with his knowledge, sensible advice and helped us make the right decisions along the way. We highly recommend working with Barry and his team and will absolutely do so ourselves in the future again if the opportunity presents itself.

- Rosalie Aitken

Since the first phone call to the last, I found every conversation and moment with Barry and the crew down at Margaret River Real Estate to be professional, honest, open and extremely helpful. They were

able to help me facilitate my purchase with little to no hiccups and any problems that did arise were quickly taken care of.

I truly appreciated their help and friendliness and would highly recommend them to any prospective buyer or investor.

-Jacob Ward



[Read our Google Reviews](#)

Our Agency



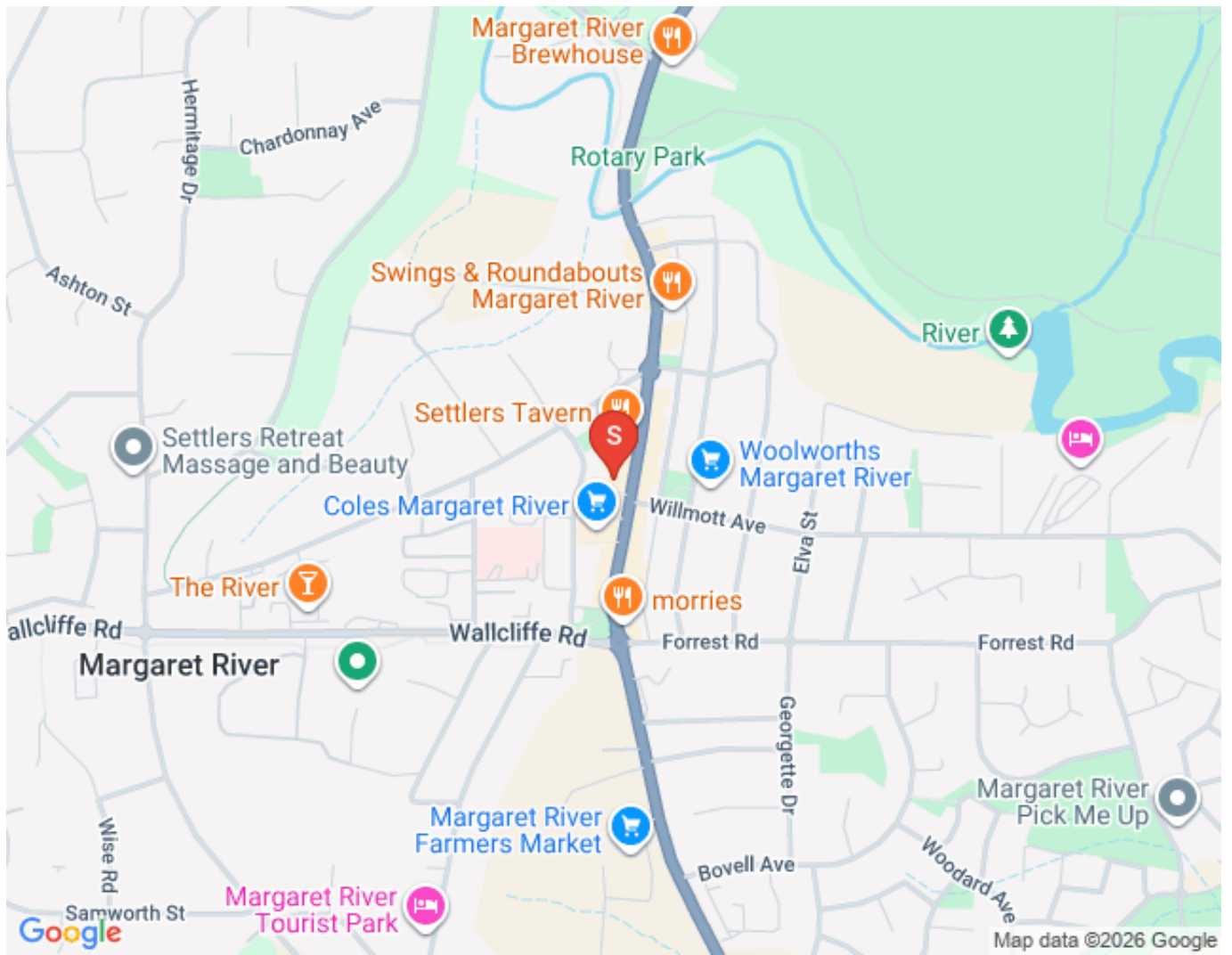
Margaret River Real Estate First National

Margaret River Real Estate First National is the first choice for the most advanced real estate services. We sell, rent and manage land and residential, lifestyle, rural, industrial, and commercial property in the heart of the south west Capes of Western Australia. We are dedicated to delivering an exceptional experience from our Margaret River office, so every member of our team strives to make a difference.

From the very initial contact, right through the entire buying or selling process, our property consultants and specialist team of administrative and marketing professionals will be by your side every step of the way. 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 and the most experienced, highly regarded real estate agents and property managers in Margaret River.

Our aim is to get you better results, faster.



Around the Area

The Margaret River 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.

Margaret River Real Estate sells in nine areas of the region and each one of these areas is unique in its characteristics and appeal. To find out more about these regions, click on these links to see the lifestyle opportunities and property styles they offer, as well as other properties for sale in their vicinity:

[MARGARET RIVER - The Heart of the South West Capes](#)

[PREVELLY - Where the River Meets the Ocean](#)

[GNARABUP - Overlooking the Indian Ocean](#)

[COWARAMUP - Full of Country Charm](#)

[WITCHCLIFFE - Gateway to the South](#)

[ROSA GLEN & ROSA BROOK & FOREST GROVE - Inland Rural Living](#)

[GRACETOWN - On the Coast at Cowaramup Bay](#)

[KARRIDALE - On the Edge of the Forest](#)

[HAMELIN BAY - Overlooking Pristine Coastline](#)

Schools in the Area



There are eight primary schools within the Margaret River High School catchment area, four of them being in the actual townsite of Margaret River and the others being in Cowaramup, Karridale, Augusta and Forest Grove.

Click on [this link](#) to see the exact locations of all of these schools.

Catchment areas for Margaret River Primary School and Rapids Landing Primary school fall within specific street boundaries in the Margaret River area, so it may be useful to click on their boundary locations as this may affect your choice of property to buy.

[Catchment Area for Margaret River Primary School](#)

[Catchment Area for Rapids Landing Primary School](#)

Helpful Information

Buying a home is about the biggest financial commitment you'll ever have to make, so just as well it's one of the things in life that DOES come with guidebooks!

As much as buying a home is an exciting turning point in your lifestyle, you certainly don't want to make any mistakes. Our Home Buyer's Guide is exactly what you need to get prepared and secure your perfect home, as soon as you find it. This Guide outlines how to find the home of your dreams, how to finance it, negotiate and secure the purchase and how to prepare to move in.

Please use the following link for a readable and printable PDF file:

[Home Buyer's Guide](#)



Perhaps you are considering purchasing a property for investment purposes and want to maximise your capital return by securing rental income throughout the life of your investment. Our Property Management Guide outlines all the issues you need to consider when making this decision.

Please use the following link for a readable and printable PDF file:

[Investing in Property](#)



If you are seriously considering an investment property, leave all the rental management to our award winning Property Management team!

Please use the following link for a readable and printable PDF file to see how we can manage your property with ease:

[Manage your Property with Margaret River Real Estate](#)

**“We’re the KEY to
Managing Your Home.”**



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national**
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Our Website

Click [here](#) to view 36 Lloyd Loop and similar properties on our website.

