Vicki Genge
0409 587 443
(08) 97579333
696.6666@leaddrop.rexsoftware.com

Table of Contents

- Welcome
- About the property
- Locally owned, with national reach
- About the Margaret River Region

Vicki Genge
0409 587 443
(08) 97579333
696.6666@leaddrop.rexsoftware.com

Welcome

Thank you for your interest in 18 Birch Loop, Margaret River.

At First National Real Estate Margaret River, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for your new property.

Yours sincerely,
First National Real Estate Margaret River

Vicki Genge
m. 0409 587 443

Vicki Genge
0409 587 443
(08) 97579333
696.6666@leaddrop.rexsoftware.com

About the property



18 Birch Loop, Margaret River

EASY LIVING

3 2 2

OFFERS OVER $795,000

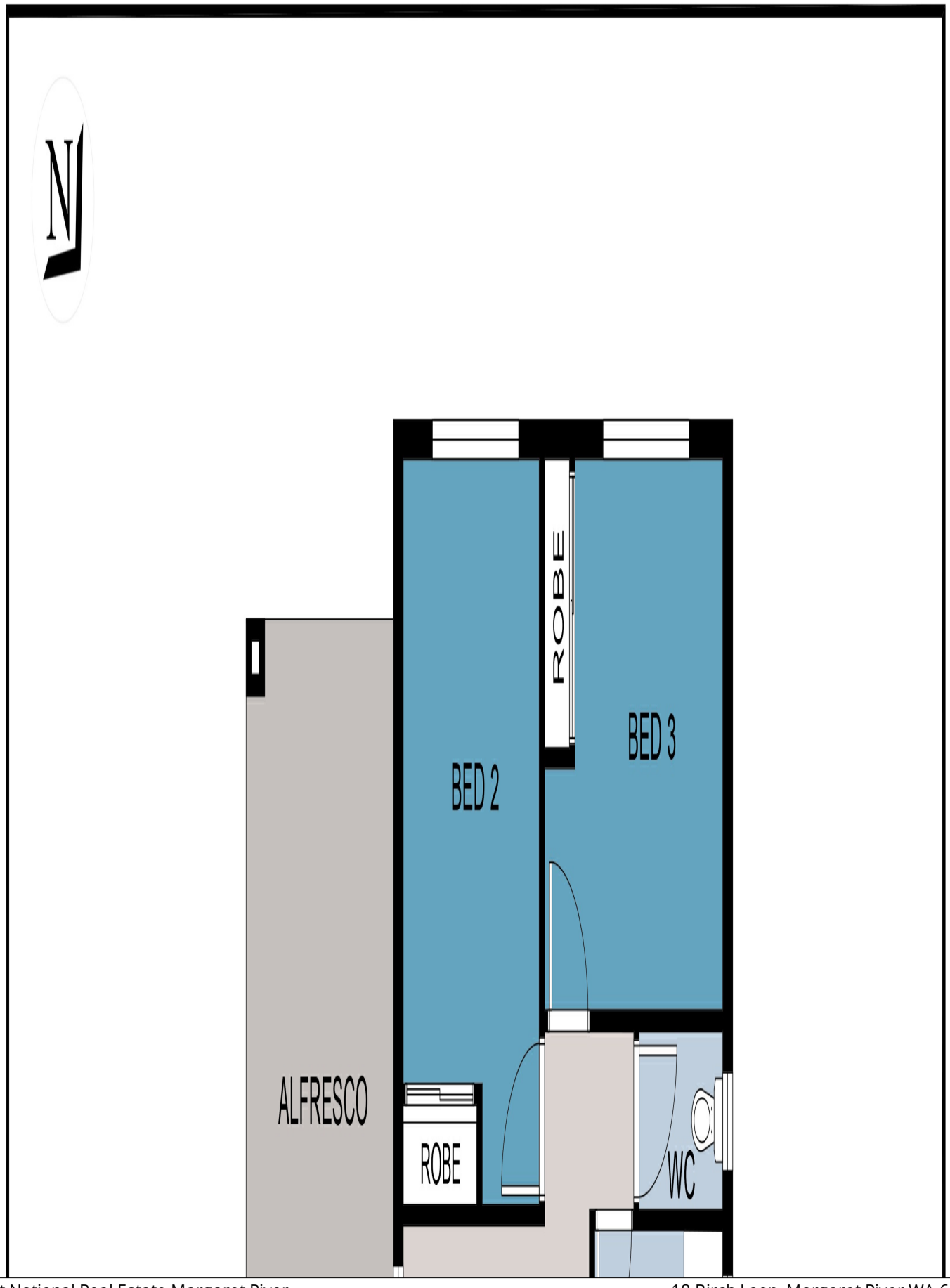
- 2 Living Areas
- Ducted Cooling
- Reverse Cycle Air Conditioning
- Study
- Ducted Heating
- Solar Panels
- Remote Garage
- Outdoor Entertaining
- Fully Fenced
- Built In Robes

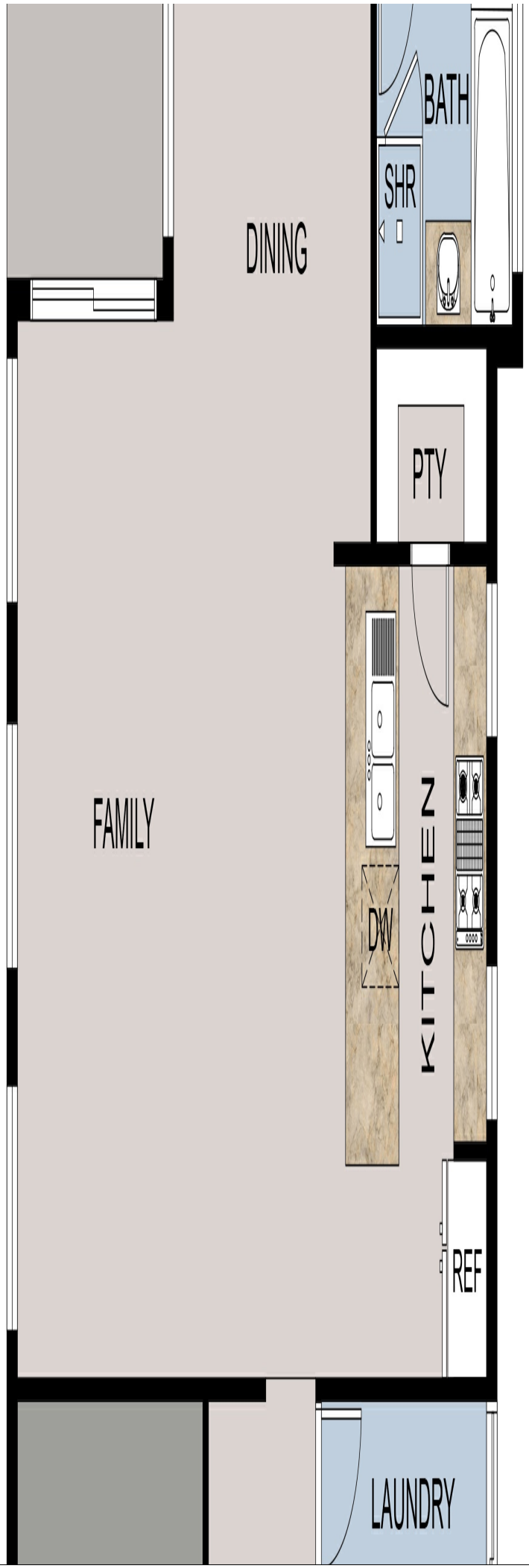
Take the pain out of building and move straight into this easy living, near new home offering light filled open plan living with the dining and kitchen areas flowing through to a private sheltered entertaining area.
At the heart of the home, the well-appointed kitchen features sleek cabinetry, 900mm 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.

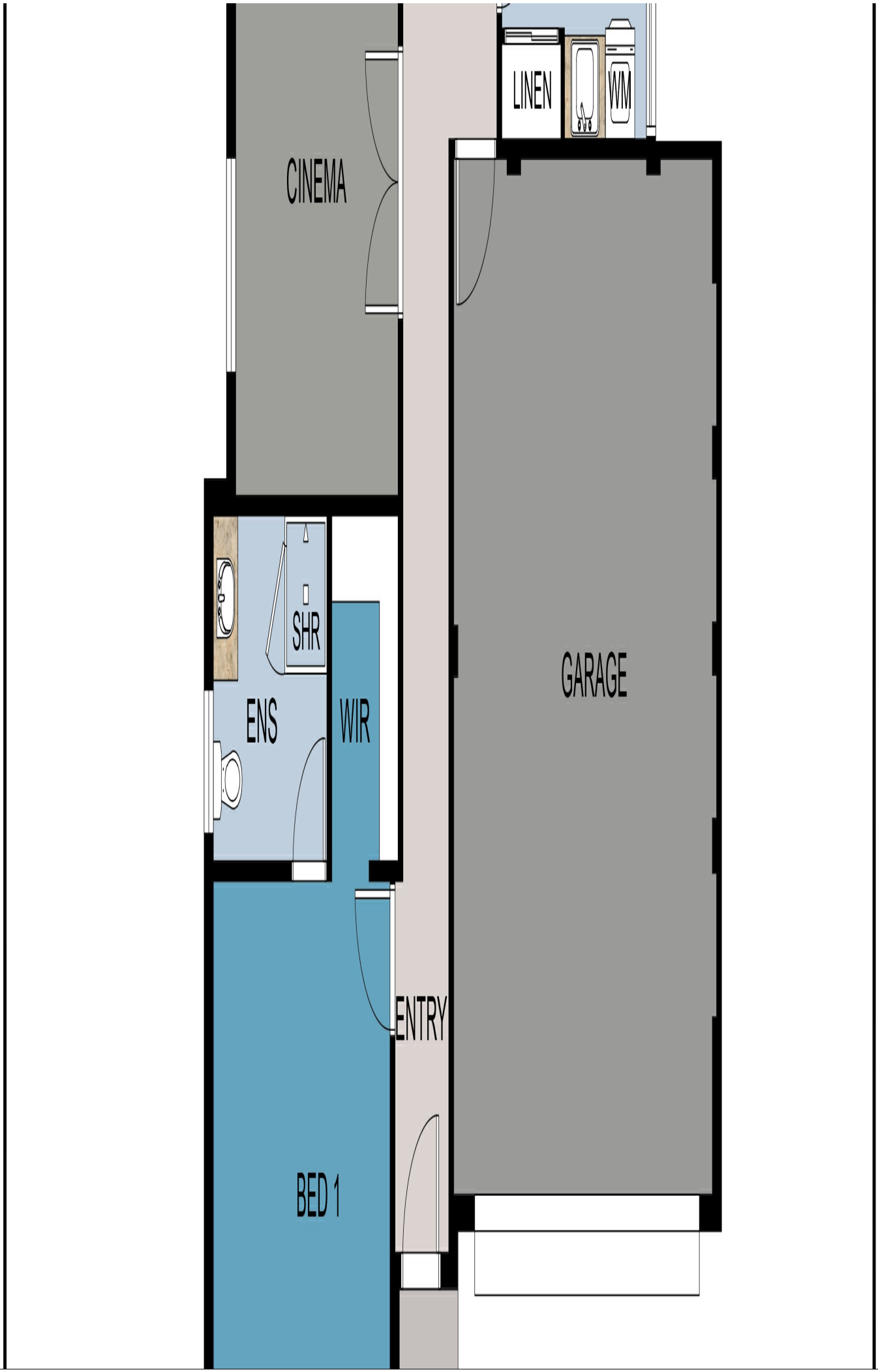
This is a low maintenance home located on a corner lot with dual access, with lots of space for the boat/caravan or to build an ancillary dwelling or workshop. The property is fully fenced with established low maintenance and reticulated gardens. Located just 200m from the Darch Brook and river trails.

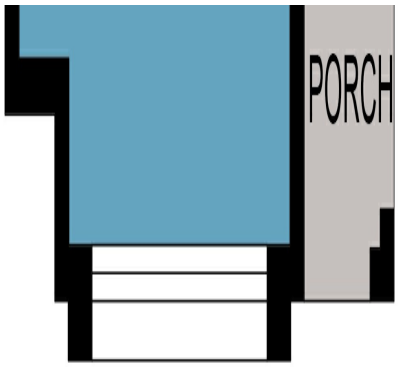
Other Features:
3.2 kva solar panels
Fully ducted climate control
Raised vegetable garden beds
Double remote-controlled garage
Dual Access corner block

Floor Plan




BATH
SHR
DINING
PTY
FAMILY
DW
KITCHEN
REF
LAUNDRY


LINEN
WM
CINEMA
SHR
GARAGE
ENS
WIR
ENTRY
BED 1



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

18 Birch Loop, Margaret River WA 6285



Title Documents

Certificate of Title

Deposited Plan

Vicki Genge
0409 587 443
(08) 97579333
696.6666@leaddrop.rexsoftware.com

Locally owned, with national reach

Margaret River Real Estate First National

Our company

Margaret River Real Estate First National is the first choice for the most advanced real estate services. We facilitate the sale, rental and management of land, residential, lifestyle, rural, industrial and commercial property in the heart of the south west Capes of Western Australia.

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, expert local knowledge and the most experienced, highly regarded real estate agents and property managers in Margaret River.

Our aim is to get you better results, faster.

Your agent



Vicki Genge

m. 0409 587 443
e. vicki@margaretriverrealestate.com.au

www.margaretriverrealestate.com.au

we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses

Median House Price
$1,074,000
12 months from 31-Oct-2025

Median Days on Market (House Sales)
36
12 months from 31-Oct-2025

Number of Houses Sold
110
12 months from 31-Oct-2025

Houses for Sale
33

Interested Buyers (House)
1844

Houses for Rent
9

Units

Median House Price
$1,074,000
12 months from 31-Oct-2025

Median Days on Market (House Sales)
36
12 months from 31-Oct-2025

Number of Houses Sold
110
12 months from 31-Oct-2025

Houses for Sale
33

Interested Buyers (House)
1844

Houses for Rent
9

Powered by PropTrack

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 298).

For state-specific copyright and data disclaimers, see Copyright and Legal Disclaimers about Property Data.

Vicki Genge
0409 587 443
(08) 97579333
696.6666@leaddrop.rexsoftware.com

About the Margaret River Region

Explore our 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.

Cowaramup | Gnarabup | Gracetown

Hamelin Bay | Karridale | Margaret River

Prevelly | Rosa Brook | Witchcliffe