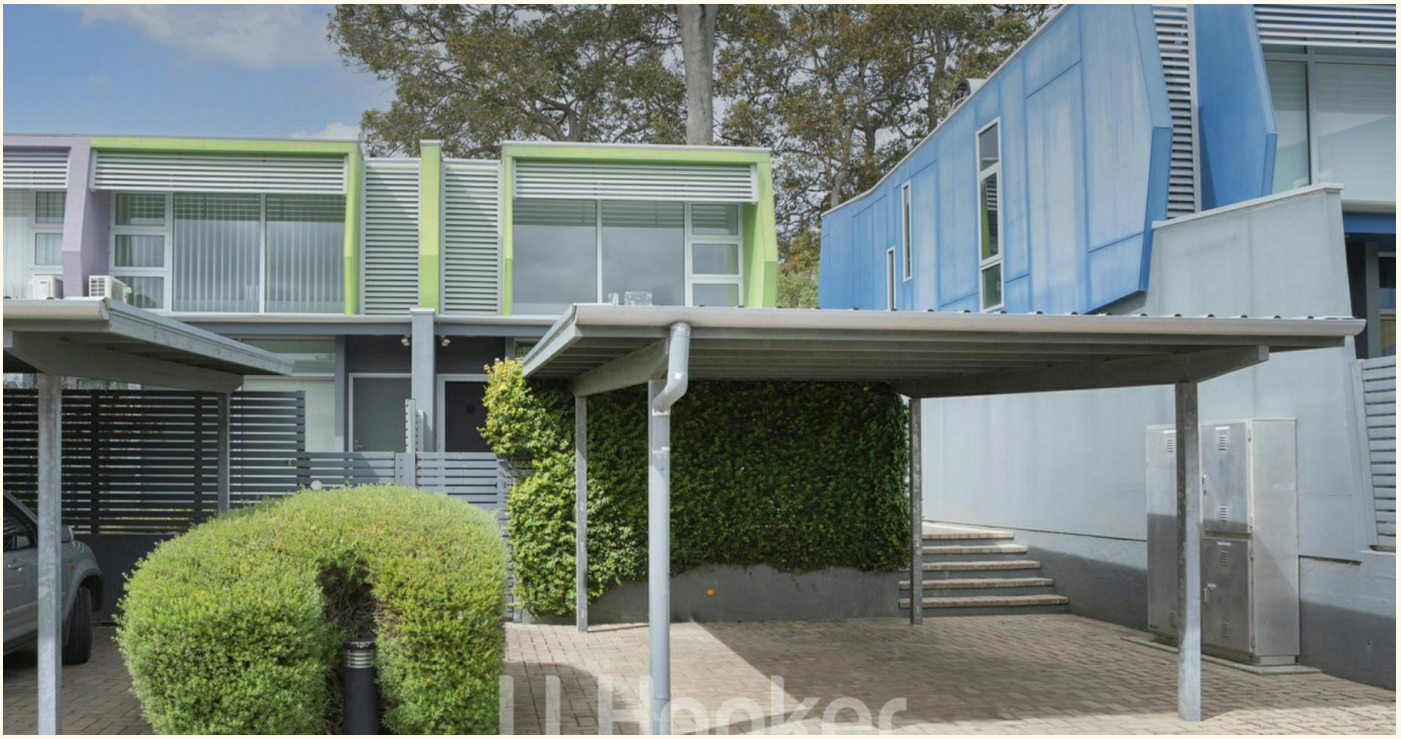








18/16 Magpie Street, Margaret River

NORTH FACING GEM

Cleverly designed for comfort, efficiency and easy living, this beautifully positioned north-facing unit offers a unique opportunity to enjoy a low maintenance lifestyle in a stunning simplistic space.

Designed with solar passive principles in mind, the home features double glazing and thoughtful architectural design that captures the warmth of the winter sun while helping to maintain comfortable temperatures throughout the year.

The north facing courtyard is a standout feature, with the sun beautifully reaching the outdoor entertaining area at just the right times of the day, creating a wonderful space to relax, entertain or simply enjoy the sunshine.

Upstairs, the versatile loft style accommodation offers a bedroom with ensuite and walk-in robe, while the additional rear room (often used as a bedroom, study, or storeroom) gives you the flexibility to configure the property to suit your lifestyle.

With no adjoining neighbour on the west side, this is a particularly appealing lock & leave property sitting in a very suitable complex, offers an easy care lifestyle close to town plus the new Rapids Landing Commercial Precinct.

1 2 1

FOR SALE
From $575,000

VIEW
By Appointment

AGENTS
Mark Murray
0427 030 301
Mark.Murray@ljhsouthwest.com.au

AGENCY
LJ Hooker Property South West WA
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Whether you're looking for a permanent home, investment, holiday retreat or a property you can simply lock up and leave, this clever residence provides exceptional flexibility.

PROPERTY DETAILS
" 148m² area
- Residential zoning
- North-facing courtyard
- Solar passive architectural design
- Double glazing
- 1 bedroom plus versatile second bedroom/entertaining area
- 2 bathrooms
- 1 store room/sleepout
- 1 carport
- Only one shared wall

A SMARTER WAY TO LIVE

Low maintenance, energy conscious and wonderfully versatile, this is an opportunity to secure a unique property where clever design meets relaxed, lock and leave style living.

MORE DETAILS

Property ID	1BMGHND
Property Type	Apartment
Land Area	148 m2
Including	Ensuite
	Toilets (2)











Mark Murray 0427 030 301
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TOTAL: 74 m2
1st floor: 47 m2, 2nd floor: 27 m2
EXCLUDED AREAS: CARPORT: 26 m2, COVERED PATIO: 4 m2, PATIO: 12 m2,
WALLS: 9 m2

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