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Welcome

Thank you for your interest in 44 Karri 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

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About the property



44 Karri Loop, MARGARET RIVER

PRESTIGIOUS BASILDENE ESTATE

OFFERS ABOVE $1,275,000

5 2 0

2 Living Areas	Reverse Cycle Air Conditioning	Solar Panels
Water Tank	Outdoor Entertaining	Dishwasher

Nestled in the peaceful and prestigious Basildene Estate, this property offers the perfect balance of tranquility and convenience. Located between the town site of Margaret River and the pristine beaches of Prevelly, this home offers an idyllic lifestyle. With the added benefit of a separate two-bedroom studio at the rear, currently rented out for $500 per week including bills, the property offers excellent potential for extra income or a private retreat.

Constructed from Western Red Cedar weatherboard and zinc, this charming home features three bedrooms and one bathroom, with an upstairs loft area currently serving as an office. The home's design takes full advantage of its natural surroundings with high raked ceilings, bush poles, and large windows on all sides, allowing for an abundance of natural light and stunning views of the surrounding bushland.

As you enter the property via a sealed hot mix circular driveway, you are greeted by a beautifully established native garden and a quaint cottage-like home with loads of character. The home's front portico verandah invites you into the main living area, where you'll find an open-plan kitchen, dining, and living space, all offering elevated views to the backyard. The floors in the main living area are tiled, and feature bush poles, raked ceilings, and a slow wood combustion heater for added warmth and character.

The kitchen is well-equipped with a freestanding electric oven, a four-burner electric cooktop, built-in pantry, and dishwasher. To the west of the main living area are two minor bedrooms, each with carpets, skirting boards, window treatments, though without built-in robes. The master bedroom is located on the opposite side of the home and includes built-in robes, carpets, and window treatments.

The main bathroom includes a large deep bath, shower, vanity, and trough with direct access to the enclosed patio area, while the separate WC provides convenience. Upstairs, the loft area features raked ceilings, a ceiling fan, a timber balustrade, and reverse cycle air conditioning. The main house is equipped with a Bosch heat pump hot water system for efficient energy use.

Studio/Ancillary Accommodation:

The separate studio is located at the rear of the block, with side access via an electric gate and hot mix driveway. Constructed from Colourbond and nicely tucked away with wood fencing, the studio is a private and self-contained space.

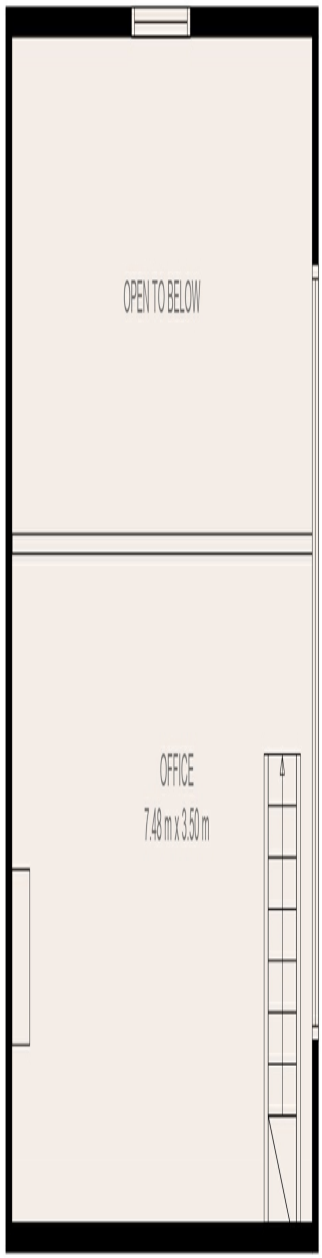
Recently renovated, the studio includes a spacious modern kitchen with vinyl flooring throughout. The living area is equipped with reverse cycle air conditioning for year-round comfort. The large bathroom includes a generous shower, vanity, and WC. The main bedroom has ample storage space and window treatments, while the second bedroom includes built-in robes and could easily function as a bedroom or office space. The studio is also fully insulated and benefits from an instant gas hot water system.

The studio is powered by a 24-panel solar system, which provides solar power to the entire property, offering significant savings on energy costs.

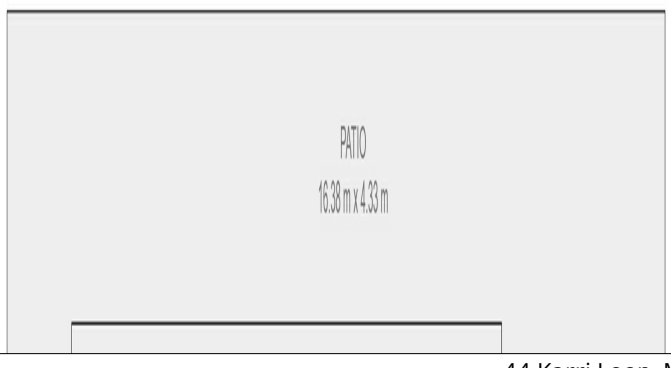
Property Features:
*Two sea containers for additional storage
*Two rainwater tanks for water conservation
*Enclosed patio area with additional storage
*Chook pen for those interested in sustainable living
*Fruit Trees
*Reticulated back lawn
*Garden Shed
*Electric side gate and hot mix driveway with edging
*24 Solar Panels

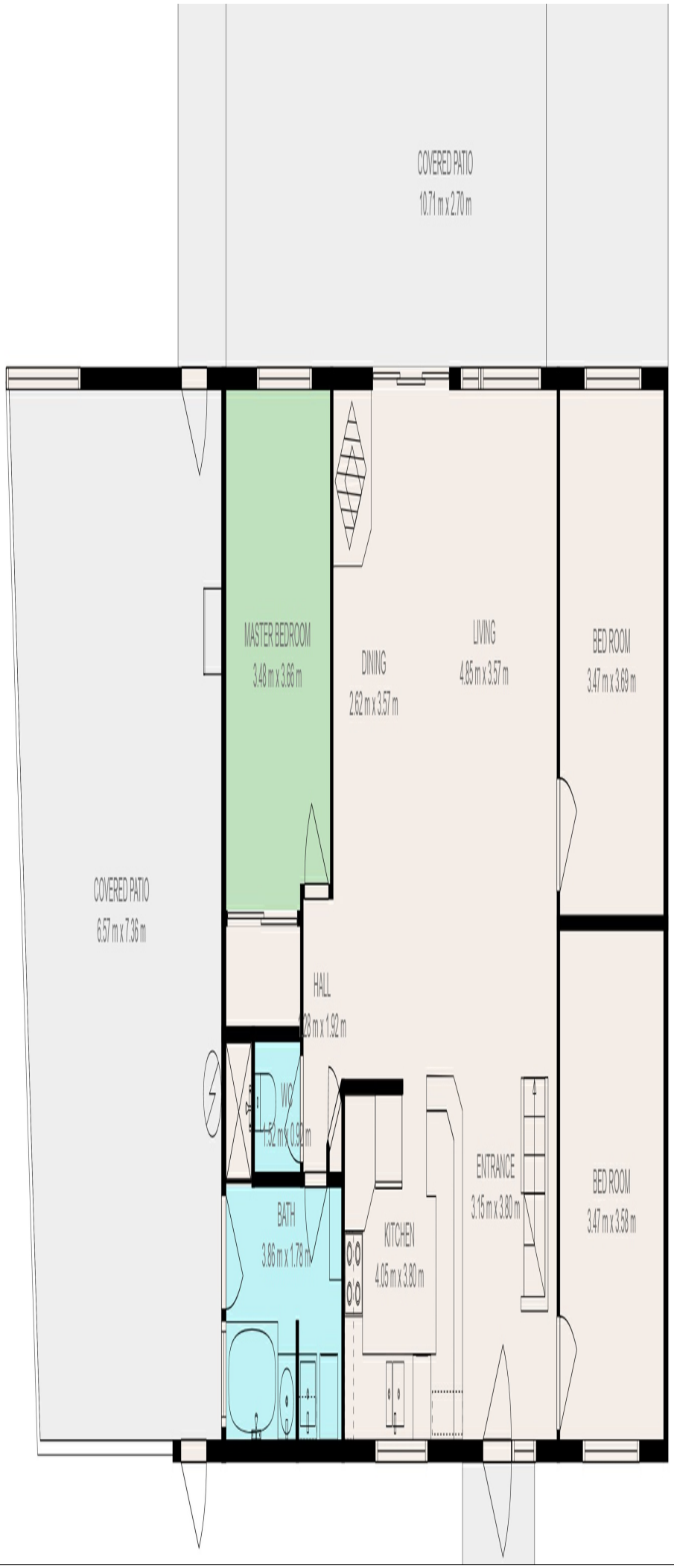
This property offers a fantastic opportunity for those seeking a peaceful and private lifestyle with potential for rental income. It combines charming character with modern upgrades, making it a rare find in the highly desirable Basildene Estate.

Floor Plan



FLOOR 2




COVERED PATIO
10.71 m x 2.70 m
MASTER BEDROOM
3.48 m x 3.66 m
DINING
2.62 m x 3.57 m
LIVING
4.85 m x 3.57 m
BED ROOM
3.47 m x 3.69 m
COVERED PATIO
6.57 m x 7.36 m
HALL
2.0 m x 1.92 m
WC
1.52 m x 0.92 m
BATH
3.86 m x 1.78 m
KITCHEN
4.05 m x 3.80 m
ENTRANCE
3.15 m x 3.80 m
BED ROOM
3.47 m x 3.58 m

FLOOR 1



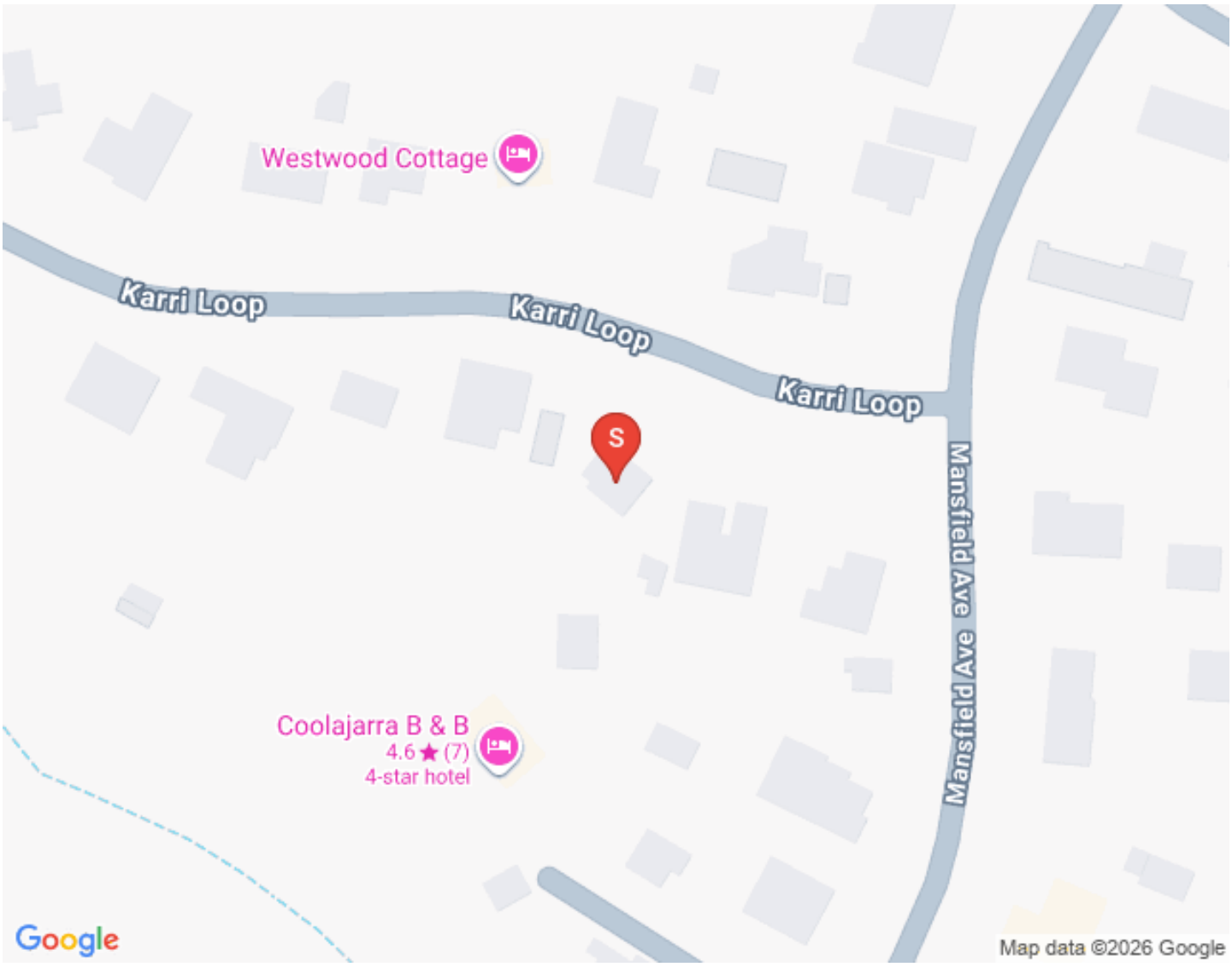


TOTAL: 133 m2

FLOOR 1: 108 m2, FLOOR 2: 25 m2

EXCLUDED AREAS: PORCH: 4 m2, COVERED PATIO: 78 m2, PATIO: 42 m2,
OPEN TO BELOW: 19 m2

Floor plans are intended to give a general indication of the layout only. All images and dimensions are approximate only and not intended to form part any contract.



Title Documents

Certificate of Title

Plan - Title List

Easement Plan

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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



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we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses

Median House Price
$1,087,500
12 months from 15-Nov-2025

Median Days on Market (House Sales)
37
12 months from 15-Nov-2025

Number of Houses Sold
102
12 months from 15-Nov-2025

Houses for Sale
49

Interested Buyers (House)
2033

Houses for Rent
10

Units

Median House Price
$1,087,500
12 months from 15-Nov-2025

Median Days on Market (House Sales)
37
12 months from 15-Nov-2025

Number of Houses Sold
102
12 months from 15-Nov-2025

Houses for Sale
49

Interested Buyers (House)
2033

Houses for Rent
10

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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