

Property Details

FOR SALE



Lot 235, 13 Sawmill Loop, Karridale

RARE LIFESTYLE LOT IN KARRIDALE



\$229,000

Wow! Rare as Hens teeth! It is indeed rare to find a lot in this subdivision of this size that already has the title issued but this is one.

This is a large 4676 m2 lot, fully boundary fenced with crossover and gate installed, ready for you to purchase and build on. It could be yours in as little as 30 days from contract.

The property has guidelines to help protect the character of the property and the surrounding suburb.

The lot is level and faces east towards the rising sun. An inspection is warranted so you can appreciate it to its fullest.

Don't wait as titled lots in this area are rare as hen's teeth and at this price in this market, we expect this to sell quickly.

Call Kelly Donaldson for an inspection.

[Enquire now](#)

Plans & Documents

information you may find useful

[Deposited Plan](#)

[Fire Management Plan](#)

[Local Development Plan](#)

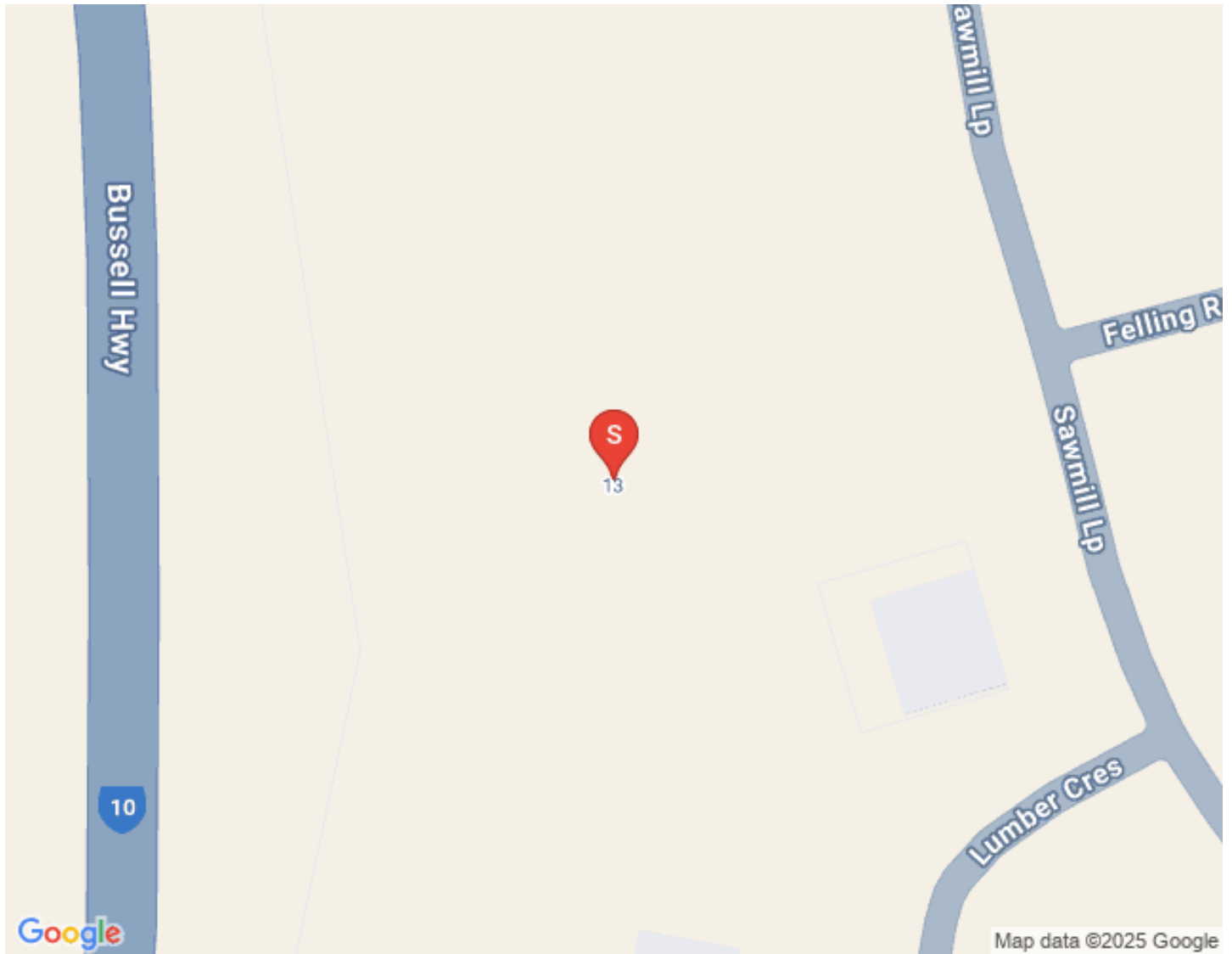
[Quiet House Design](#)

[Deposited Plan](#)

Property Location

13 Sawmill Loop, Karridale

4676 sqm



Your Agent

Kelly Donaldson



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e: kelly@margaretriverrealestate.com.au

Kelly is a an outstanding Real Estate Manager with a track record of business success. He is the Director and Licensee of Margaret River Real Estate First National, serves as Chairman of the Western Australian Regional Council and sits on the National Board as a Director for the First National Group of Independent Real Estate Agents.

Kelly is the exclusive selling agent for 13 Sawmill Loop, so if you have any queries please don't hesitate to [email him](#) or call him on 0409 297 773.

Our Agency



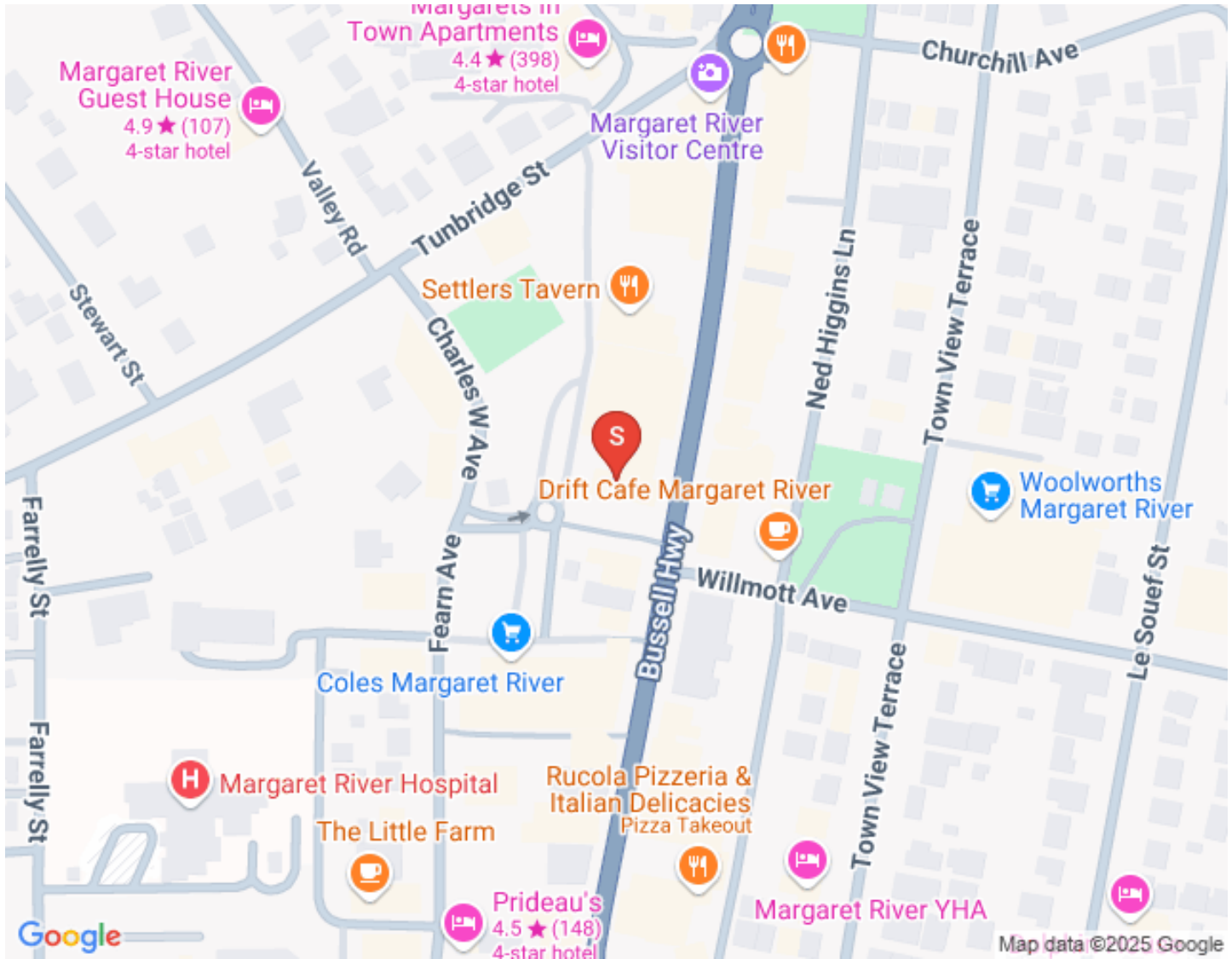
Margaret River Real Estate First National

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](#)

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:



Our Website

Click [here](#) to view 13 Sawmill Loop and similar properties on our website.

