

1 Lumber Crescent, KARRIDALE

Property Details

FOR SALE

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1 Lumber Crescent, Karridale



PEACEFUL, GREEN, SUSTAINABLE

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This is a home designed for a relaxed rural lifestyle while embracing modern sustainable home design. Designed by local architect Paul Jackman the solar passive home incorporates state of the art solar power and rainwater collection with quiet house design.

Nestled on a large 2158 m2 fully fenced property overlooking a permanent grove of trees, this home offers sustainable, self-contained living with plenty of space for your family to spread out and do their own thing.

Built by the award winning Challis Builders the home has many inclusions: storage in every room, a large laundry, polished concrete floors and a great family room with a vaulted ceiling, combustion heating and rammed earth wall. The master suite is well separated from the other bedrooms and has a large walk in robe and spacious en-suite. The home is well finished with floor coverings, curtains and fittings. The front yard is paved, planted and landscaped with beautiful natives and the back yard is a blank canvas awaiting your personal touch. The home is ready to view and ready to buy.

This is a sustainably designed and quality built home in Hamelin Grove @ Karridale, a stunning country environment for you to invest in your family's future.

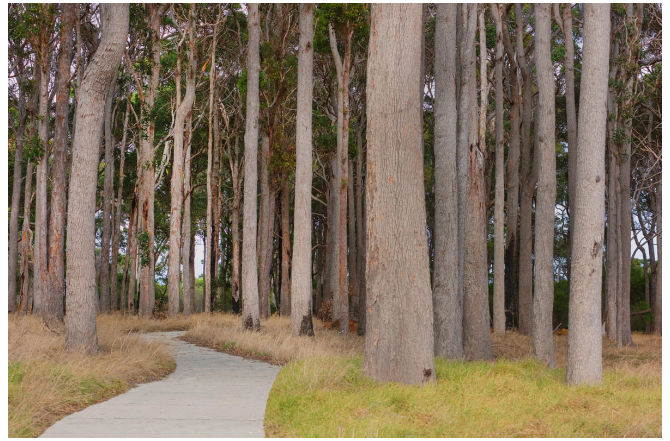
- 3 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 2 Carports
- 1 Living Area
- Water Tank
- Fully Fenced
- Built In Robes
- Dishwasher

\$449,000

[Enquire now](#)

Photo Gallery







Want to see more of
1 Lumber Crescent, Karridale?

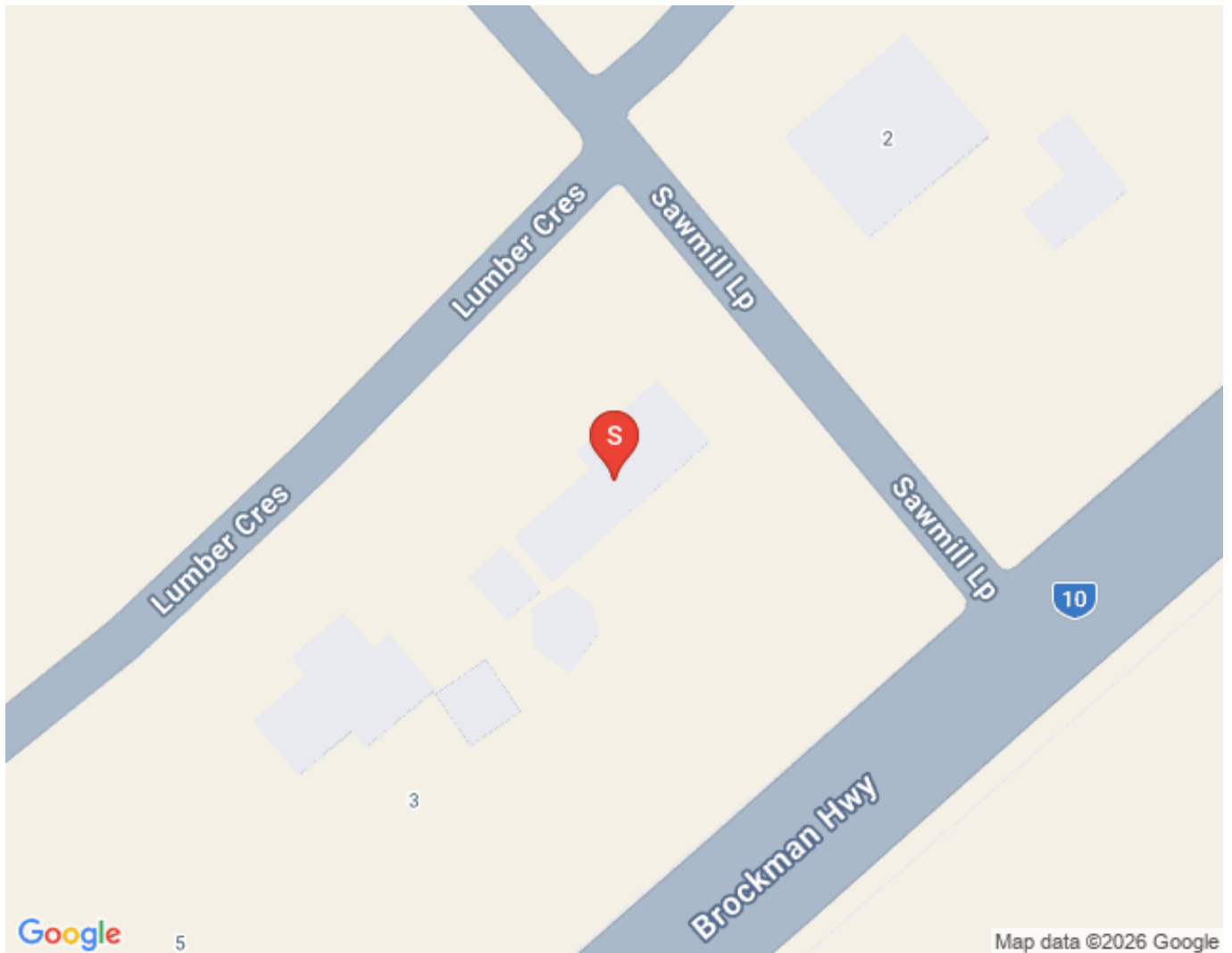
[email Kelly Donaldson](#)

or call him on 0409 297 773
 to arrange an inspection.

Property Location

1 Lumber Crescent, Karridale

2158 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 1 Lumber Crescent, 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](#)

[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.”**



**first
national**
REAL ESTATE

Margaret River



Our Website

Click [here](#) to view 1 Lumber Crescent and similar properties on our website.

