

## Table of Contents

- | Welcome
- | the property
- | title documents, links and resources
- | locally owned, with national reach
- | surrounding suburbs

# Welcome

**Thank you for your interest in 33 Sawmill Loop, Karridale.**

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**

*Kelly Donaldson*

Kelly Donaldson  
m. 0409 297 773

## the property



### 33 Sawmill Loop, Karridale

**RARE 3180m2 TITLED BLOCK IN HAMELIN GROVE**

**OFFERS  
FROM**

**\$350,000**

This is one of the only vacant blocks with a title currently available for sale in Hamelin Grove @ Karridale. Jump in now to secure this 3108 m2 block of land and settle as soon as you like then build your dream home immediately. Why wait when it can be yours before Christmas?

The property is fully fenced with rural post and netting and a gate to securely lock the property and includes a small shed and rain tank. This is a perfect property south facing onto Sawmill Loop with a rear north facing yard that will enjoy the winter and summer sun.

At Hamelin Grove you can get away from the hustle and bustle and wander amongst the grove of native trees, meet your neighbours in the local park and raise your kids, or grand kids, on good clean country air.

Hamelin Grove is close to good schools and only minutes from the ocean, river, forest and all the delights of the Margaret River Wine Region. It is a stunning country environment for you to build your first home, or your next home, and invest in your future.

For further information, an inspection or to purchase call the exclusive agent;  
Kelly Donaldson 0409 297 773

Property Location

## title documents, links and resources

### Title Documents

**Certificate of  
Title**

**Deposited  
Plan**

**Document  
Q063006**

**Document  
Q063007**

**Document  
Q063008**

### Fire Management

**Fire Management  
Plan**

### Plans

**Local Development  
Plan**

## locally owned, with national reach

### Margaret River Real Estate First National

#### your 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



Kelly  
Donaldson

m.0409 297 773

e.

kelly@margaretriverrealestate.com.au

**we put you first.**

## Karridale WA 6288

*Suburb Snapshots*

#### Houses



Median House Price  
12 months from 10-Oct-2024



Median Days on Market (House Sales)  
**36**  
12 months from 10-Oct-2024



Number of Houses Sold  
**3**  
12 months from 10-Oct-2024



Houses for Sale  
**1**



Interested Buyers (House)  
**0**



Houses for Rent  
**0**

Units



Median House Price  
12 months from 10-Oct-2024



Median Days on Market (House Sales)  
**36**  
12 months from 10-Oct-2024



Number of Houses Sold  
**3**  
12 months from 10-Oct-2024



Houses for Sale  
**1**



Interested Buyers (House)  
**0**



Houses for Rent  
**0**

## surrounding suburbs

### learn more about the region

**Cowaramup**

**Gnarabup**

**Gracetown**

**Hamelin  
Bay**

**Karridale**

**Margaret  
River**

**Prevelly**

**Rosa  
Brook**

**Witchcliffe**