



**41 Merlot Place, Margaret River**

4 2 2

**Modern and cutting edge**

Modern and cutting edge, yet offering the laid back lifestyle for which Margaret River is renowned, this home is unique both in style and finishes. Architect designed and built with a blend of natural materials including rammed limestone and native timbers, this stunning 4 bed 2 bathroom home on the west side of town reflects outstanding craftsmanship. Amazing internal and external living spaces flow perfectly across 3 levels to create wonderful entertaining and everyday lifestyle areas. With north facing living areas and good natural light, the home's clever design provides a wonderful connection to the surrounding landscape with lush gardens and stunning timbered outlook. The incredible timber kitchen will delight the chef of the house, with custom built Marri timber cabinets and benchtops, stainless steel appliances, and walk in pantry. A true retreat, this is a home that is easy to live in all year round with minimal upkeep required and a choice of indoor/outdoor spaces perfect for warm summer days or the cool winter months.

- Every detail has been considered in this home with so many features:
- 3 level split level design with stabilised rammed limestone and cedar cladding
  - Custom built Marri Timber kitchen with stainless steel appliances and walk in pantry
  - Private outlook over treetops and native reserve
  - Impressive double height entrance with feature stone wall and Jarrah sleepers
  - Underfloor heating to carpeted relaxation zone
  - Undercover deck and limestone paved patio with Kimberley Stone water feature

This is a brilliant opportunity to buy in this highly desirable area and love the convenience of being able to walk to town.

2,385 sqm

**\$1,100,000**

ID# 11049123803



**Maureen Fowler**  
0418908141

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.