

## Table of Contents

- | Welcome
- | About the property
- | Locally owned, with national reach
- | About the Margaret River Region

## Welcome

**Thank you for your interest in 8 Loriini Lane, Cowaramup.**

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**

*Megan Booth*

*m. 0427 480 745*

## About the property



**8 Loriini Lane, Cowaramup**

**VILLAGE LIFE WITH TOWN CENTRE ZONING**

**OFFERS ABOVE**

2 Living Areas

Reverse Cycle Air Conditioning

Courtyard

4 Open Spaces

Built In Robes

Dishwasher

This unique property in the heart of Cowaramup village offers incredible versatility and potential, perfect for a variety of uses. Whether you're seeking a permanent residence, short stay Airbnb, a business opportunity, or an investment property, this three-bedroom, two-bathroom home presents a rare opportunity within this thriving community.

The thoughtfully designed home features an open-plan layout with high raked ceilings that give a sense of space and light. The quality fittings and fixtures throughout the home, combined with large north facing glass sliding doors that open to a cute outdoor courtyard, create a seamless flow between indoor and outdoor living. The courtyard itself is a peaceful retreat, featuring small garden beds, brick paving, a garden shed for added storage, and even an outdoor shower, perfect for cooling off during the warmer months.

If you're a creative professional, consultant, or therapist, the property offers an added bonus: a functional office, gallery, or studio space. This area is ideal for running a small business from home, providing both privacy and accessibility. In addition, the light-filled two-bedroom apartment offers comfortable living quarters with the option to reside on-site while operating your business.

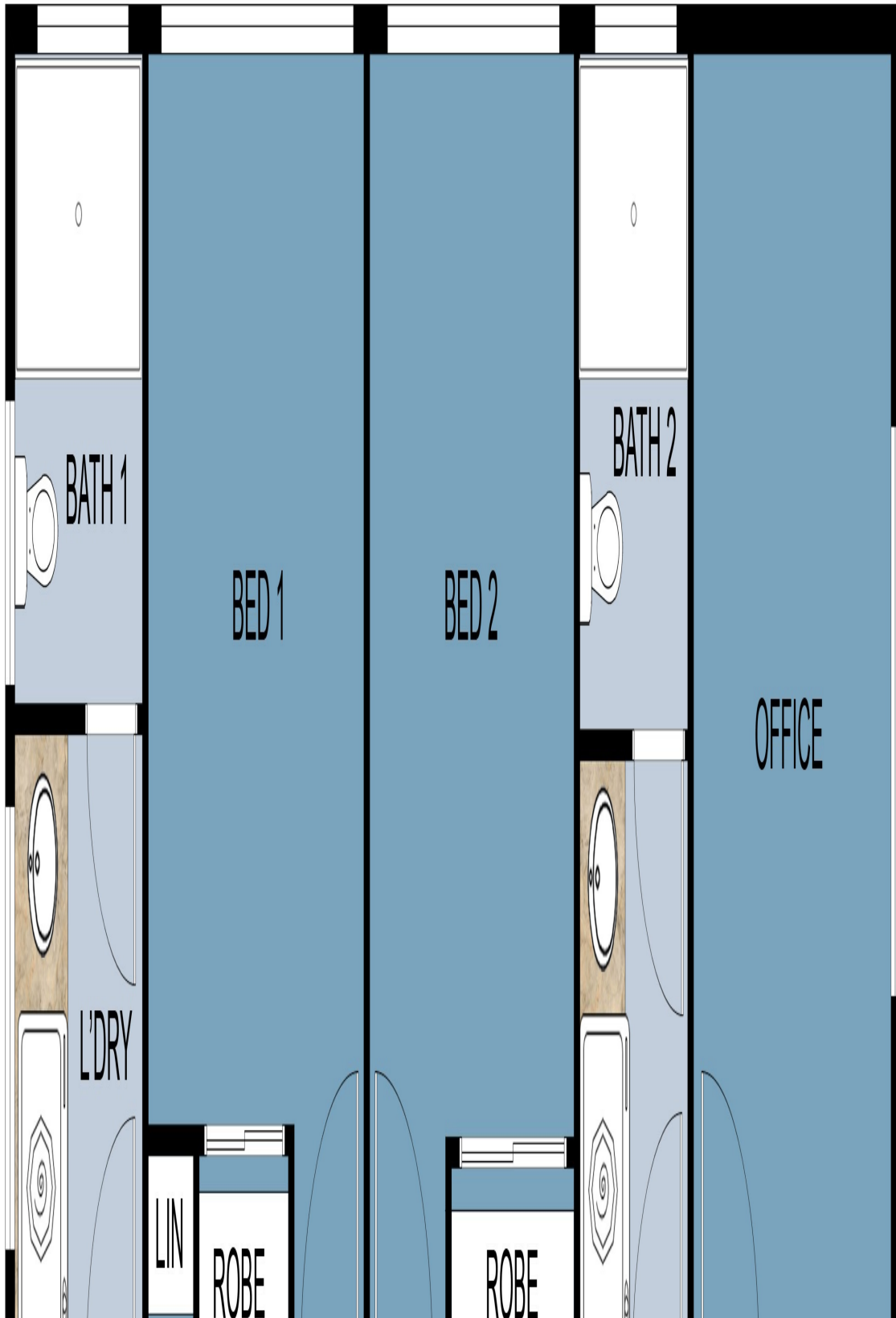
For those seeking an investment, the property's layout and location make it ideal for long-term

rental or the possibility of short-stay holiday accommodation (subject to approval). The flexibility of the space allows it to be rented as a whole or split into two separate studios, catering to different market needs.

The property also comes with four onsite car bays, providing ample parking for residents, guests, or clients. The home is fully insulated with two reverse cycle air con units and a 160 litre Thermann electric storage HWS.

With its prime location, endless versatility, and thoughtfully designed spaces, this Cowaramup property is a rare gem, offering limitless potential for a savvy buyer. Whether you're looking to make it your home, run a business, or add to your investment portfolio, this property has the flexibility to suit your needs.

Floor Plan





# FLOOR PLAN



## Title Documents

**Certificate of  
Title**

**Survey Strata  
Plan**

**Document**



## Locally owned, with national reach

### 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



Megan Booth

m. 0427 480 745

megan@margaretriverrealestate.com.au

[www.margaretriverrealestate.com.au](http://www.margaretriverrealestate.com.au)

**we put you first.**

## Margaret River WA 6285

### Suburb Snapshots

#### Houses



Median House Price  
**\$750,057**

12 months from 16-Oct-2023



Median Days on Market (House Sales)  
**50**

12 months from 16-Oct-2023



Number of Houses Sold  
**129**

12 months from 16-Oct-2023



Houses for Sale  
**52**



Interested Buyers (House)  
**2311**



Houses for Rent  
**12**

## Units



Median House Price

**\$750,057**

12 months from 16-Oct-2023



Median Days on Market (House Sales)

**50**

12 months from 16-Oct-2023



Number of Houses Sold

**129**

12 months from 16-Oct-2023



Houses for Sale

**52**



Interested Buyers (House)

**2311**



Houses for Rent

**12**

# 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](#)