

Sold

## 35 Settlers Ridge, Toodyay



### Settle in at Settlers Ridge!!

Why build when you can buy this fully established 7-year young (built in 2012) 3 bedroom, 2 bathroom Hardiplank and iron home!

There is a formal entry with the master suite to the left and the living area to the right.

The master bedroom has a walk in robe and ensuite plus a split system reverse cycle airconditioner.

The main living area has an open plan lounge, dining and kitchen and has a wood fire to keep you warm in winter.

The kitchen features an electric oven and hotplates, heaps of cupboard space and a huge walk in pantry.

Off of the kitchen is a separate laundry with plenty of storage.

Down the hall is the 2 minor bedrooms, both with robe recesses and ceiling fans. The main bathroom has a shower over bath.

There are timber floors and timber venetian blinds throughout the home.

The house is situated at the front of the 1300m2 block with terraced gardens leading down to the alfresco and the workshop.

There is a large rear deck that extends down to the covered alfresco area for outdoor entertainment.

3 2 1 1,300 m2

**Price** SOLD for \$330,000

**Property Type** Residential

**Property ID** 893

**Land Area** 1,300 m2

### Agent Details

Sam Woodford - 0408 465 029

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



At the far end of the back yard is the 10m x 6m powered work shop plus a 3m x 6m lean to.

There is an approved grey water system which is used to water the gardens.

This property is situated in a great location and is walking distance to town.

This is bargain buying and the property is priced to sell!!

For further information or to book your private viewing please call Andrew Brain on 0432 169 010

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