

Sold

## 28 Settlers Ridge, Toodyay



### Settle and Build in Settlers Ridge

Located in Settlers Ridge Estate this 1250m<sup>2</sup> block is bigger than your standard town block so there is ample space to build your dream home.

It offers a quiet location within walking distance to all local amenities including: Cafes, Bakery, Fuel Stations, Toodyay School, Parks, Avon River, Library, Childcare and IGA.

Property features include:

Water / Power / Telephone to boundary

Cleared land space

The property has been pegged to outline boundary locations.

The current owner has had soil tests, bush fire certificate, conveyancing include gvt fees, land surveyor report, contour and Survey report as well as drafting plans for a three bedroom home - it can be included for all offers over \$100K

All inquiries to exclusive selling agents Tony Maddox Real Estate

Do yourself a favour and contact the exclusive listing agent below;

Sharon Johnson | 0448 108 545 | [sharon@asktonym.com.au](mailto:sharon@asktonym.com.au)

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current

📏 1,250 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1195
<b>Land Area</b>	1,250 m <sup>2</sup>

### Agent Details

Jess Corbey - 0895742917

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia

08 9574 2917



details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other 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 inquiries in order to determine whether or not this information is in fact accurate.