

Sold

149 Ridley Circle, Toodyay

14.7 acres bush block

LÔT  
215



### 14ac of majestic forest waiting for your home!

One of the largest and very attractive blocks on Ridley Circle in the Rugged Hills estate, this block is less than 10 minutes from Toodyay town site but feels like a 100 miles away; it is so secluded. It enjoys an elevated position, attracting a wide range birds.

With its magnificent stands of old Mari giving way to Wandoo gums the block is attractive in summer but just add water and it transforms into a majestic forest with winter creeks and an abundance of wildflowers. Ridges are etched with rocky outcrops and beautiful Balga grass trees (*Xanthorrhoea preissii*) thrive.

It has a long frontage (349m) and plenty of depth (120m min - 220m max). The rear backs onto the enormous Rugged Hills nature reserve providing the ultimate in privacy and seclusion.

The western half of the block is mostly level then dipping down into a deep gully on the northern side.

The property includes a permanently sited, old but serviceable 24' caravan. It is currently zoned Rural Residential and offers many and varied potential building sites. Power and telecom services run along the front

📏 14.70 ac

<b>Price</b>	SOLD for \$170,000
<b>Property Type</b>	Residential
<b>Property ID</b>	415
<b>Land Area</b>	14.70 ac

#### Agent Details

#### Office Details

Tony Maddox Real Estate  
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Call Bill on 0427 426 645 (M) to make an appointment to inspect.

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