

# 22 Lorikeet Ridge, Bridgetown, WA, 6255



## House For Sale

Saturday, 30 November 2024

22 Lorikeet Ridge, Bridgetown, WA, 6255

**Bedrooms: 1**

**Bathrooms: 1**

**Type: House**



John Pitman  
0897612722

## THE MAKINGS OF FRUIT SALAD

Discover the endless potential of this magnificent 4.96 acre property, where privacy and productivity come together.

Thoughtfully designed and ready for your vision, this fully fenced block with gated access is awaiting your creative touch.

The block has already been planted with a variety of fruit trees, creating the beginnings of a lush fruit salad orchard. Not only does this add charm and functionality, but it also ensures natural privacy for years to come.

The current owners have shire approval to convert the existing 12 x 9m shed (plus a 3m concrete verandah) into a comfortable home with stunning views. As a bonus, building materials for internal walls and windows are included in the sale, allowing you to get started on your dream project right away.

### Key Features:

- Shed infrastructure: Equipped with 15-amp power points and large wood fire.
- Water supply: Two new 110,000 litre rainwater tanks ensure reliable water storage.
- Septic system: Already installed and ready to use.
- Transportable bathroom: Already plumbed in. Includes a shower, vanity, toilet, and gas hot water system.
- Earthworks completed: Groundwork is already prepared, offering ample flat space for additional building projects or other creative uses.

Whether you're seeking a sustainable lifestyle with the current infrastructure, or an opportunity to build your dream home with existing shed already in place, this property ticks the boxes to bring your plans to life!

Be quick to inspect, call John today to organise a private viewing!

\*Disclaimer: This information is provided for general information purposes only and is based on information provided to the agent, by the Seller (and or other 3rd parties including Landgate and local government authorities), which may be subject to change. Interested parties should make their own enquiries to verify the information contained in this material.