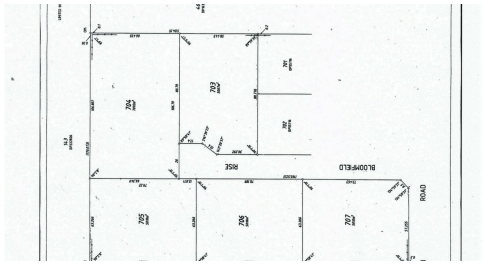
703 BLOOMFIELD RISE, MOUNT BARKER, WA, 6324









SOLD

SUPERB BLOCK IN UPMARKET CUL DE SAC

This gorgeous 5, 007 m2/1.24 ac/0.5 ha property ticks all the boxes for someone wanting a bigger block, close to town but still with a rural feel. It's flat and sandy so easy to build and all neighbouring homes are already established so you know exactly how to lay out your home to ensure maximum privacy.

A picture paints a thousand words, so to see 50 pictures of this block please type in or copy this link in your browser: https://www.jessadamsrealty.com.au/properties/703-bloomfield-rise-mount-barker/

This quiet cul de sac was approved in 2008 so have newer homes and with only 6 properties in total, 2 currently close to completion, this vacant block is the very last vacant one. You'll note that the homes are quality builds and all of them have taken advantage of the size of the land to add good size sheds and water tanks, have vege patches and fruit trees so there is a definite "self-sustainable" feeling about this special little enclave - and a lifestyle to please the whole family.

The size and layout of this block is superb, with south on the right-hand boundary and north on the left which means you can take full advantage of a shady area in summer and sun in winter. The straight south boundary measures approximately 88 meters and the back 58 meters while a few gorgeous eucalyptus trees at the front gate ensure a beautiful scent on entry while also providing privacy from the road and neighbours. The property is fully fenced and gated, with exit gates to both neighbours along the back fence.

You will note that there are a few small piles on the block where branches were burned last season so it hasn't been mowed, but other than that it's all clear, other than a few shrubs near the back boundary that provides a splash of greenery. The lovely, bigger trees are on the back neighbour's property and provide extra shelter from the wind and additional privacy.

The position of the block is excellent. It's a pleasant 1.7 km walk/3 minutes' drive to the popular country bakery; 2 km or 4 minutes' drive to the centre of town and only 5 minutes' drive to Plantagenet Hospital.

Mount Barker is surrounded by magnificent treasures like the Porongurup National Park – less than half an hour's drive and the Stirling Ranges around 50 minutes away. There are dozens of exceptional wineries in the region, beaches, trails, fauna and flora so you shouldn't be bored for

0 BED | 0 BATH | 0 CAR

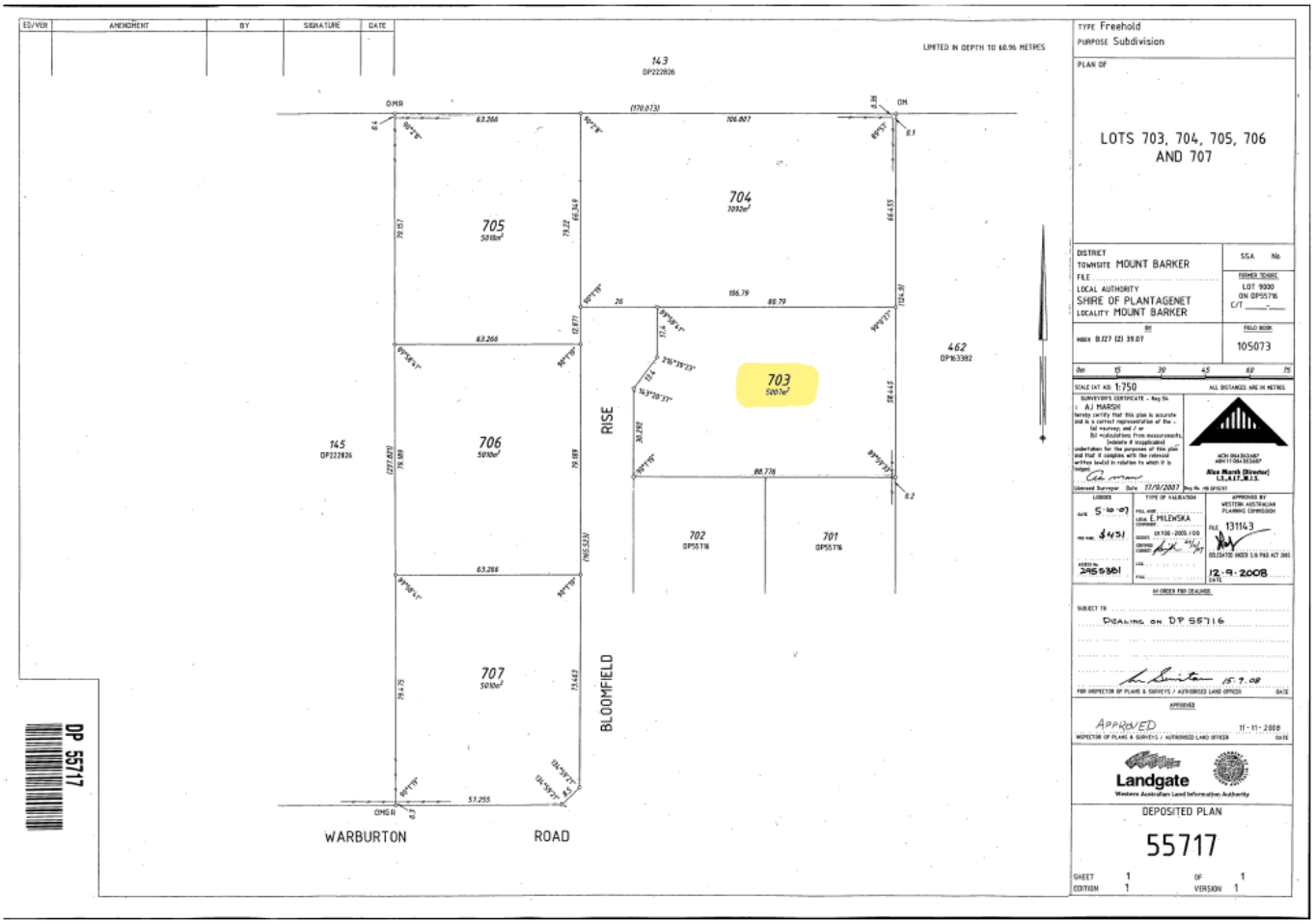
PRICE:
$125,000

OPEN FOR INSPECTION:
N/A



Jess Adams
0410631335
jessadams@atrealty.com.au
www.atrealty.com.au

LANDGATE COPY OF ORIGINAL NOT TO SCALE 11/02/2022 09:42 AM Request number: 63180747
www.landgate.wa.gov.au



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Jess Adams
0410631335
jessadams@atrealty.com.au
www.atrealty.com.au