

**2 Bartlett Place, Bridgetown, WA, 6255**

**House For Sale**

Thursday, 17 October 2024

2 Bartlett Place, Bridgetown, WA, 6255

**Bedrooms: 8**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Alison Rutten  
0421477818



Alison Rutten  
0421477818

## LIFESTYLE PROPERTY AND PERFECT FOR AIRBNB INCOME!!

If you are looking for a few acres but don't want to live out of town 2 Bartlett Place is the answer- and with the added bonus of earning an income from Air BnB! This 3.6 acre property is only 1.3kms from the town centre of idyllic Bridgetown, with amenities, schools and parks so close there's the option to walk or ride a bike! This is the perfect home to relax, entertain and unwind in a rural setting whilst having the convenience of being close to town.

You will be impressed from the moment you enter the property with its beautifully established gardens that fuel the senses with flushes of colour, sweet smells of blossoms and seasonal flowers and an array of birdlife.

The two-story home is set central on the block in an elevated position, perfect for watching the annual Bridgetown Show Fireworks! There are wrap around verandas that lead you into this modern Hamptons country style home.

This home has so much room and offers so many options. There are eight bedrooms, four with built in robes, across the two levels. The current owners have utilised the upstairs as guest accommodation and have had regular bookings, whilst comfortably residing on the first floor. With access from the outside staircase there is little disruption to your daily routine whilst having guests.

This would also make a fantastic family home with space to work from home. There are two spacious modern bathrooms fitted out with high end fixtures and fittings. The kitchen has been tastefully renovated with neutral tones, shaker style cabinetry and quality appliances. The breakfast bench overlooks the dining area perfect for family meals and entertaining.

If you are a tradie or like to tinker the huge 8 meter by 16 meter shed will not disappoint! Plus an outbuilding perfect for housing your favourite livestock.

There is so much to list about this amazing home!!

- 5 x split system air conditioners throughout the home.
- Ceiling fans to 3 of the bedrooms & dining area.
- Woodfire heating with extended flue through the 2nd story, keeps upstairs toasty and warm in winter.
- Stunning modern kitchen, with built in pantry, large stainless steel gas/electric oven and cooktop, beautiful modern overhead rangehood.
- Separate formal front living room, perfect parents retreat with faux fireplace mantel to create cosy nights in.
- Modern large laundry room with space for large appliances, with a home this big the laundry won't disappoint.
- Storage under the stairs, double linen cupboard, and hallway broom closet, no shortage of storage.
- Gas instant hot water system for continuous hot water, all run from LPG gas bottles.
- Mains water.
- Below ground saltwater pool with heater that sits at 32 degrees for all year round use and a near new barracuda self cleaner.
- Well established shady lawns and fenced area perfect for the kids to play or to secure your furry friends.
- Fruit salad orchard.
- Perfect shade area for the orchid enthusiast.
- Fantastic outdoor patio with sunset views over the property.
- Over 50 David Austin Pale Pink Rose Bushes that flower abundantly. Large fish pond and water features. Cascading wisterias surrounding the home.

Call Alison today to arrangement an inspection!

Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions,

or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.