

Sold

## 112 Panorama View, Toodyay



### Sensational 4 bedroom 2 bathroom home with Pool...

A dream property that has it all and has now been reduced in price !

Very motivated owner keen to sell and move on !

This is a beautifully finished 4 bedroom, 2 bathroom country home with in-ground pool, shed/workshop, woodshed/stables, dam, securely fenced, set on 10 pristine acres, oh, and it has great views too!

A well maintained property with no work required - just move in and enjoy the fabulous facilities and country lifestyle for which it is perfectly equipped!

112 Panorama View is on the Perth side of Toodyay - only 45 minutes from Midland - and 10 minutes from shops, supermarket, cafes, taverns, hardware stores, hairdresser and all the other facilities of this delightful country town.

The approach to the house begins through an archway of silver wattle then along the driveway which curves through the middle of the block with ample parking for family and friends at the end.

The front door opens into a hallway leading to the spacious lounge room.

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**Price** SOLD for \$520,000

**Property Type** Residential

**Property ID** 104

**Land Area** 4.19 ha

#### Agent Details

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The beautifully appointed master bedroom lies to the right of the hall and includes a walk-in robe with copious shelves and hanging space; ensuite with shower, toilet and vanity. The spacious bedroom is carpeted and lit with soft down-lighting. A large landscape window offers lovely views over the garden and out over the hills to the west.

A large study with laid timber floor and feature down-lights lies on the left of the hallway.

The end of the hallway is tastefully framed with an archway opening into the open plan family, dining and kitchen area, although each has its own distinct place. The entire area is laid with attractive timber vinyl floor lit by down-lights.

Magnificent is the only word to describe the kitchen; s/steel sink, gas range with hood, wall oven and microwave; lots of bench space and shelves. A three door pantry provides enormous amount of storage and a recessed area is provided for fridge/freezer and crockery hutch. The kitchen is separated from the family room by a breakfast bar.

The open plan area is heated by a slow combustion stove and cooled by split air-con unit and ceiling fan. The dining area is framed by an east facing window and French style doors which open south-west onto a covered patio with pleasing views toward Hoddys Well and beyond. The sunsets from here are spectacular.

A formal lounge / theatre room is attached to the family room and accessed via a glass panel door.

A second hallway leads away from the family room and provides access to two single bedrooms and large double-size guest room with built-in wardrobe, down-lights and ceiling fan.

The main bathroom lies off this hallway with separate shower, bath and vanity. It's equipped with heater light and extractor fan. A separate toilet and laundry are the last turn off from the hallway and provide access to outdoors and clothes line.

Outdoors includes the sheltered BBQ patio, fantastic in-ground pool and a securely fenced garden. Lock-up parking / workshop is provided by a large 7m x 10m concrete floored shed (not powered) at the end of the drive which itself circles around the shed.

The property is divided into 3 paddocks of good red loam soil; the top paddock has 2 sheds; one configured as stables and the other a woodshed.

The lower paddock has a separately fenced dam and small olive grove with picnic area.

The property is serviced by a high-quality fresh water bore supplying 20,000gal and 5,000gal tanks topped off by rain water.

112 Panorama View lives up to its name with extended views from the south-east to west. This is well maintained property with no work required - just move in and enjoy the fabulous facilities and country lifestyle for which it is perfectly equipped!

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.