

Sold

## 165 Horseshoe Road, Toodyay



### Spacious Country Retreat!

You will be impressed with the size of this 4 bedroom, 2 bathroom executive style residence!

Central to the home is the open plan kitchen, dining, and family room. The kitchen is well equipped with loads of cupboard space and a massive breakfast bar. The chef of the family is going to love the enormous stove with double ovens. The large walk in pantry and fridge recess will enable you to stock up before you cook up a storm!

The dining room and family room are perfect for the family to gather. There is a wood fire to keep you cosy in winter and a s/s air con plus ducted air conditioning for summer. Huge windows in the family room allow you to gaze out at the magnificent views.

At the other end of the house is another lounge room/games room with its own wood fire and sky light windows. All the bedrooms flow off of this room, with the master bedroom tucked away from the others.

The master suite brings a sense of luxury with spacious his and hers walk in robes and fantastic resort style ensuite with spa bath, separate shower and large vanity.

The 3 minor bedrooms are all good sizes, and all have built in robes and are close to the main bathroom which has a separate bath and shower plus a large vanity. There is a well-equipped laundry with walk in linen cupboard next to the main bathroom.

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**Price** SOLD for \$810,000

**Property Type** Residential

**Property ID** 1051

**Land Area** 16.18 ha

### Agent Details

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Additional bonus spaces of a theatre room/ parlour, an office/library and an activity room which is perfect for a kids play room, home gym or extra guest bedroom if required.

Polished timber floors run through out the home and there are soaring 12” high ceilings through the main living areas.

Externally there are verandahs on 3 sides including the huge patio area which provides a large outdoor living room space. The patio area is the perfect place to entertain the whole family or simply relax and take in the view. Next to the patio is the beautiful pool area which is fully paved and has a glass fence to give uninterrupted views of the property.

#### EXTRAS:

Double garage under main roof

20m x 9m Colorbond shed with concrete floor and solar panels.

Bore plus rain water tank for water supply for the home and garden.

41 acres fully fenced with quality fencing and gates.

Native garden and new fencing around the house – keep the kids and pets close to the house.

An old ruin down by the creek line at the bottom of the property await someone who wants a slice of history or even a potential restoration project.

Solar HWS, solar panels on the shed and NBN connected.

Zoned ‘rural’ you can bring your horses, run sheep or cattle or simply enjoy the views.

If you are looking for a quality country residence then we would highly recommend booking a private viewing.

Please call Christie Rennie on 0414 221 744 to arrange a viewing or for more information.

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