

Sold

## 165 River Road, Toodyay



### Those views & that Shed!!

Get in quick to view this fantastic 3 bedroom, 1 bathroom home!

The open plan living space is the heart of the home and has a country style kitchen with custom made timber benchtops, a large island bench and a gas stove plus the solid fuel stove.

There are French doors leading out to the front verandah from the lounge room and a sliding door from the dining room so you can dine in or out with ease. A split system reverse cycle air con in the living room provides extra comfort year round.

Down the hallway you will find 3 queen sized bedrooms, a bathroom with separate shower and bathtub, laundry and toilet. There are timber floors through out the home, and the laundry and bathroom are tiled.

Outside there is a front deck over looking the river reserve, to the rear is a large deck which is great for barbecues. There is also a double carport, small grassed area and the bonus of an outdoor sauna room.

BUT – there is also that enormous 20m x 10m shed!! With a 3.8m roof height you can store your caravan, add a hoist or anything else you need.

The shed is powered with a concrete floor, has a kitchen/bar area complete with hot and cold water at the sink. One end of the shed is designed for entertaining and the other as a workshop so you can have

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**Price** SOLD for \$400,000

**Property Type** Residential

**Property ID** 1059

**Land Area** 1.64 ha

### Agent Details

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the best of both worlds!

Water is supplied from the bore plus the rain water tanks - 11,000L tank near shed which supplies water to the shed, 5,000L water tank near house plus the head tank holding 9,000L supplied from the bore. There is also a small dam on the block.

Set on 4 manageable acres and only 7kms from Toodyay this is the perfect lock up and leave property for retirees or FIFO workers. It would also suit a small family wanting a bit of space. Facing the Avon River and opposite Wetherall Reserve there are no immediate neighbouring houses on either side of this property.

For further information or to book your private inspection please call Christie Rennie on 0414 221 7744

**Disclaimer:** every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

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