

Sold

## 21 Acacia Close, Toodyay



### Beautiful Property, Quality Home...

If you are seeking a quality home, in a prestigious area, you will find exactly that with this property. Classic styling, quality fixtures and fittings, quiet location and nature on your doorstep, yet just minutes to Toodyay and Northam...

This superb property located on the Perth side of Toodyay boasts an underground "cellar" that would make a fantastic rehearsal room or recording studio. The room is located away from the house and is seven metres in diameter with a ceiling height of two and a half metres. It has running water and single phase electricity, a small ante room could be used as bar or kitchen.

An outstanding feature would have to be the fantastic outdoor entertaining area! Your guests will love the heated below ground saltwater swimming pool, which also has a spa seat. Next to the pool is a sitting area perfect for entertaining. The pool area has great views over the property and further out to the valley.

The house itself is gracious and will impress the most fastidious, no problem accommodating visitors. Entering through a formal entry into the main living will find the open plan lounge/ dining / kitchen area. The lounge room has a feature fireplace with slow combustion fire. The dining room is large enough for a family sized table. A fully enclosed home theatre room completes this area.

🛏 4 🚿 2 🚗 4 📏 2.07 ha

Price	SOLD
Property Type	Residential
Property ID	1075
Land Area	2.07 ha

### Agent Details

Sam Woodford - 0408 465 029

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



The kitchen has been renovated and has Essastone bench tops and back splash, a Bosch dishwasher, soft close doors. The chef of the family will love the 900mm stainless steel dual fuel stove(both gas and electric) with double ovens. There are polished timber floors through the kitchen and living areas.

To the left of the living area is a separate wing for the master bedroom and study. The master bedroom has a large sliding door leading out to the pool area, a walk in wardrobe and ensuite with a separate toilet. The study could be used as a nursery if required.

On the other side of the house are the remaining bedrooms. Bedroom 2 is at the front of the house and has a sliding door leading out to the pool area. Bedroom 3 is at the rear of the house and has a built in wardrobe, both of these bedrooms are carpeted.

The main bathroom has a separate bath and shower and also a toilet.

The laundry has a long bench with cupboards and the main toilet is off of the laundry.

The house has front and rear verandahs and a carport under main roof.

Extensive gardens surround the home, with a mix of low maintenance succulents, established trees and a great veggie garden.

There is plenty of water available from the two bores plus the 20,000 gallon rain water tank.

For the tools and machinery there is a 10m x 9.5m powered garage/workshop with concrete floor. On the garage roof there are solar panels to reduce your power bills, plus an 8kva generator inside the garage for backup power when required.

The essentials:

Gas HWS

20,000 Gallon rainwater tank

6,000 gallon rain water tank

1,000 gallon rain water tank

Bore 1 has a poly tank and supplies the water for the reticulation

Bore 2 is windmill driven and supplies the water to all of the external taps.

For more information or to book your private viewing please call Andrew Brain on 0432 169 010.

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.

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.