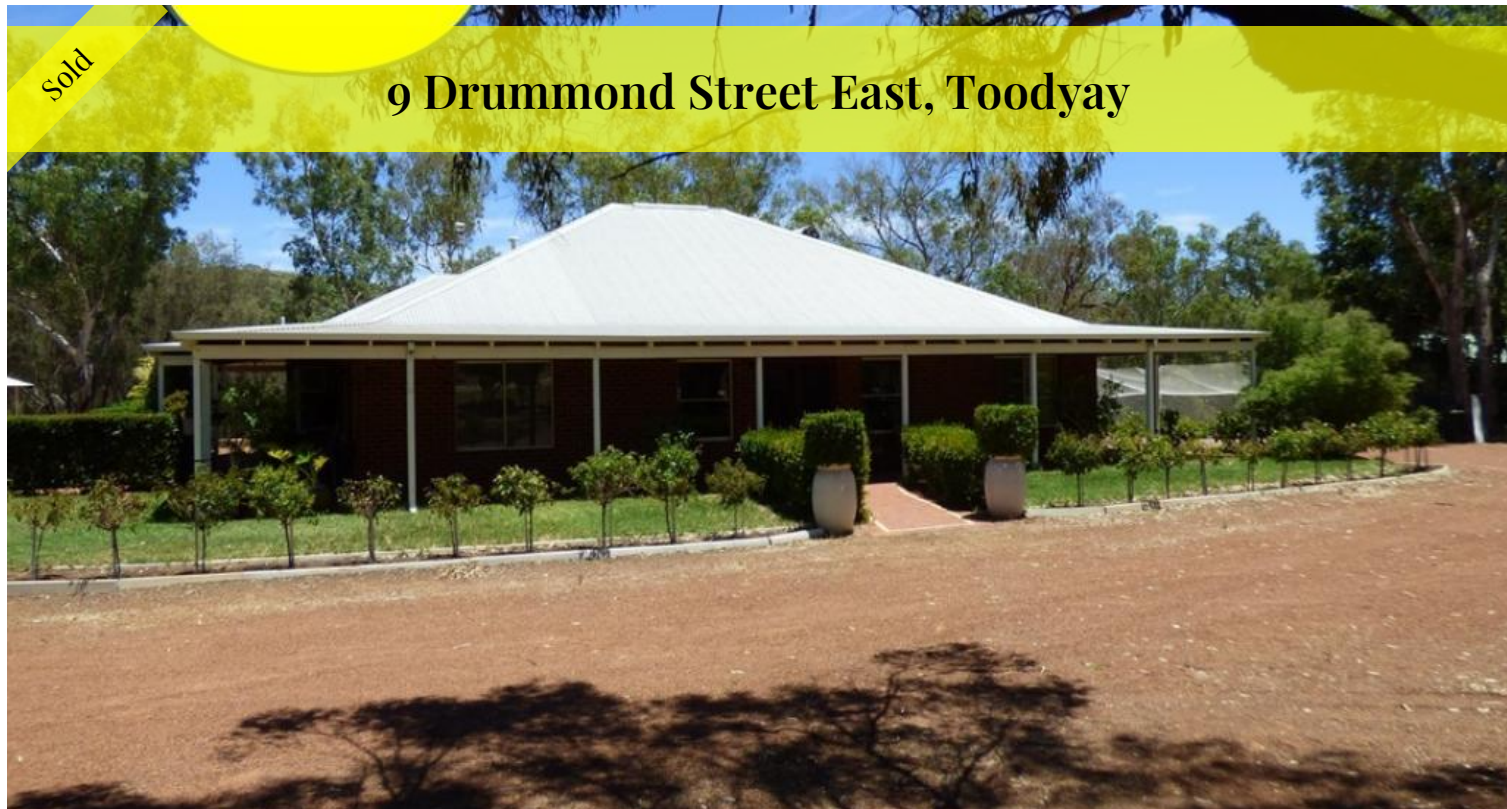


Sold

## 9 Drummond Street East, Toodyay



### 3.95 acre property in town

Here you have the best of everything – 3.95 acres of land and a town site, river side location!

Surrounded by lush, well maintained gardens you will find this quality 3 bedroom, 2 bathroom brick home.

The home has a large open kitchen with an under bench oven, electric cook top, dishwasher and loads of pantry space. In front of the kitchen is the open plan dining and lounge room with easy care tiled floors and French doors leading to the external verandah.

Next to the kitchen is the home office, this room has its own separate entry so it could suit someone working from home, or even as an extra bedroom.

The master bedroom is located at the rear of the home and has French doors leading outside and overlooks the river. The bedroom is large and has a built-in wardrobe and a great ensuite with a spa bath and separate shower.

At the other end of the house is a separate wing containing the other two bedrooms, bathroom, laundry and toilet. Bedrooms 2 and 3 are both queen size and have built in robes. The bathroom has a shower and vanity and the laundry has a large linen cupboard.

Off the main living area you will find a huge open plan family/games

🛏 3 🚿 2 🚗 3 📏 1.60 ha

Price	SOLD
Property Type	Residential
Property ID	1076
Land Area	1.60 ha

### Agent Details

Sam Woodford – 0408 465 029

### Office Details

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



room that will be fantastic for entertaining family and friends. The family room has French doors leading to the outside entertaining area which looks over the river, great for indoor/outdoor entertaining. Attached to the outdoor area is a drive through carport so you have shaded parking and easy access to the house.

There is also a separate double carport near the house for additional parking.

Outside you will a 22m x 12m shed/ man cave with a high roof, loads of parking and workshop space and its own ablutions. There are solar panels on the shed roof to reduce your electricity costs.

This property is situated on an absolute river frontage block, is within close walking distance to the school and recreation centre and a short stroll to the town centre, shops, cafes, etc.

For further information or to book an inspection call Christie Rennie on 0414 221 744

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.