

Sold

## 17 Parkland Drive, Toodyay



### 10 Acres and a house asking \$349,000

This two bedroom by one bathroom cottage, with verandas front and back is set on 10 acres of pristine Australian bush within very easy driving distance to Toodyay, close to the Julimar Forest Reserve.

This could be a great week-ender, it would ideally suit a young couple looking for their first home or older folk looking for a retirement project, with a bit of peace and quiet thrown in for good measure! When you consider the asking price this is a very affordable and desirable property.

The house is built in the "Queenslander" style and is clad in fibre-cement sheets, it has a custom orb metal roof, and timber floors. There is a porch over the front door and a veranda at the rear, two split reverse cycle air conditioning units, ceiling fans and bottled gas to the oven and hotplate in the kitchen.

For the handyman there is a large shed, 18 metres x 9 metres x 3.6 metres with concrete floor, and a sea container which will stay with the property, plus a smaller garden shed 3metre x 3 metres, all in good condition.

Heaps of water storage with two water tanks both of 100,000 litre capacity and a smaller tank of 23,000 litre capacity. There is a bore on the property, it has water but has yet to be tested for quantity or quality.

The property is fully fenced, features majestic trees, masses of grass

🛏 2 🗺 1 📏 4.13 ha

**Price** SOLD for \$330,000

**Property Type** Residential

**Property ID** 1078

**Land Area** 4.13 ha

#### Agent Details

Sam Woodford - 0408 465 029

#### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia

08 9574 2917



trees, a winter creek and as a safety feature has an electric start fire-fighting pump and hose reel.

Contact Andrew Brain on 0432 169 010 for further information or to arrange a private viewing.

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.