

Sold

## 8 Deepdale Road, Toodyay



### Avon Cottage – Your Riverside Retreat

Just relax and enjoy this comfortable 3 bedroom, 2 bathroom Limestone Brick Home.

This property is perfectly set up for the Retired Couple, First Home Buyers or even the Professional Couple wanting to relax and enjoy the Toodyay country life style. This is one of the few properties to enjoy Avon River frontage, just minutes from Toodyay with all it has to offer...

The Main Living area, a combined lounge and dining area is tiled throughout, with a large Split system A/C to keep you comfortable all year round. The Main bedroom features its own en-suite bathroom and the second bedroom has BIR's, the second bathroom is located off the laundry.

The Kitchen features a walk in pantry, Electric Hot Plates & Oven, plenty of cupboard space and dishwasher!

Outside the home features wrap around verandas, easy care gardens & a 9000 x 3000 covered patio. There is also a 90 sq. metre shed consisting of a 8000 x 6000 double garage in the first part, which is the ultimate man cave with power, lighting, concrete floor and double sliding doors at the front. The second part of the shed has two fully lined and insulated connected rooms, one with an split A/C which are currently used as an art studio and craft room.

A 90,000 litre water tank supplies the home which sits on a half acre

3 2 2 2,396 m2

**Price** SOLD for \$325,000

**Property Type** Residential

**Property ID** 1104

**Land Area** 2,396 m2

#### Agent Details

Sam Woodford - 0408 465 029

#### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia

08 9574 2917



easy care block gives you some idea of the value of this package!

Foxtel and NBN are already connected and TV reception is excellent, plus the 4.5 KW Solar Panel system is an added bonus.

This is the Complete Package just ready to move into...

Avon Cottage - Your Riverside Retreat... Put this on your list to view now!!

For further information or to book an inspection 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.