

Sold

## 305 Picnic Hill Road, Toodyay



### Unique 2 Storey 3 x 1 x 2 home on 1.88 Acres

A fantastic location just 5 km's from town! This unique 3 bedroom x 1 bathroom x 2 separate toilet home is situated on a manageable 7613m<sup>2</sup> block.

Well-presented and functional, the property includes a large rain water tank, fruit trees and a standalone gazebo sitting area.

The spacious stone floor living area features a wood log fire, ceiling fan, wall mounted reverse cycle air conditioning as well as the feature timber and iron staircase leading up to the bedrooms.

This large open living area leads way to the cleverly concealed laundry, separate toilet and bathroom as well as the open plan kitchen and dining space. This stunning rustic style working kitchen features brick framed cupboards, timber benchtops and 2 sinks as well as large standalone stainless steel gas oven and matching rangehood.

The adjoining dining space is complete with a stunning fixed timber framed window allowing you to enjoy the amazing country side.

The first floor is home to the generously sized bedrooms of which all are carpeted and complete with window treatments and air conditioning. A second separate toilet is also located here.

Outside is completed by the impressive limestone retaining walls along with brick paving and a large undercover verandah to entertain under.

🛏 3 🗺 1 🚗 2 📏 1.88 ac

**Price** SOLD for \$395,000

**Property Type** Residential

**Property ID** 1154

**Land Area** 1.88 ac

#### Agent Details

Jess Corbey - 0895742917

#### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia

08 9574 2917



The shed is located to the side and can be accessed with ease.

Property features include:

- Well sized loft style bedrooms featuring air conditioning and carpets
- Country brick and timber style kitchen good bench and cupboard space
- Stone floored loungeroom features wood fireplace and reverse cycle air conditioning
- 2 x Separate toilets
- Bathroom has a large corner shower open plan natural light feel
- Zincalume roofing
- Paved patio space to the rear
- Large verandah
- Gas hot water and cooking
- Large shed
- Large water tank
- Solar system – save on the bills!

This property is currently tenanted to flexible tenants!

All inquiries to exclusive selling agents Tony Maddox Real Estate

Do yourself a favour and contact the exclusive listing agent below;

Sharon Johnson | 0448 108 545 | [sharon@asktonym.com.au](mailto:sharon@asktonym.com.au)

**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.