

Sold

## 51 River Road, West Toodyay



This 8 acres property is located just 8 minutes from town!

Welcoming you into this 3 x 1 plus study is the large open plan kitchen/dining/living area. The kitchen has been updated with plenty of storage space, electric cooking and a dishwasher. The island bench/breakfast bar is mobile, so place it where ever it suits you! This area is serviced by a wood fire and reverse cycle air conditioning as well as a ceiling fan.

To the right, you have an office OR fourth bedroom also with a ceiling fan.

The hallway gives access to 3 bedrooms which all include built-in robes and ceiling fans (the master has 2 double robes).

The functional bathroom features a bath tub, separate shower unit, vanity and cupboard for storage.

A separate toilet is located at the end of the hall.

The laundry has over head cupboards and access to the rear yard.

Both the front and rear verandas are huge!! The garage is located at the end of the rear verandah and is suitable for car storage. There is also a second toilet off the garage.

A small, fully fenced grassed area is to the side of the house and is perfect to keep your dog in.

The house is serviced by an electric hot water system and the property

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**Price** SOLD for \$450,000  
**Property Type** Residential  
**Property ID** 1166  
**Land Area** 8.00 ac

### Agent Details

Jess Corbey - 0895742917

### Office Details

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is on both scheme and tank water.

Small chook yard and orchid to the front of the property and a small garden shed to the side of the house.

Property features include:

- Land size 8 Acres
- Water tanks and scheme water
- Undercover parking
- Bore
- 2 Toilets
- Impressive wrap around verandahs
- Updated kitchen
- Reverse cycle air conditioning
- Wood log fire
- Ceiling fans
- Built in robes to all bedrooms
- Large enclosed rear yard with garden shed

This property is currently leased along with the land (approx. 8 acres) at \$320 per week.

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)

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