

Sold

## 290 Railway Rd, West Toodyay



 tony maddox



### 4x2 house on 7.5 acres on the River!

Sitting alongside the Avon River on 7.5 acres you will find this fantastic 4 x 2 home.

Screened from the road by a stand of native sandalwood trees, this one-of-a-kind home is perfect for someone looking for quiet country living on a manageable block.

On entry to the home you will find a fantastic kitchen with plenty of cupboard space and a large walk in pantry. There is a stainless steel under bench electric oven and gas cooktop ready for you to cook up a storm. From the window you will have a view over the block down towards the river.

Next to the kitchen is a decent sized dining area and a spacious lounge room with fitted cabinetry. The kitchen/dining/living area has cork flooring. This area also has a split system air conditioner

The Master bedroom has a large walk in wardrobe and ensuite. Next to the master bedroom is the home office or nursery.

Bedroom 3 has a robe recess and bedroom 4 has a built-in robe. 3 of the bedrooms have a split system air conditioner and one bedroom has a wall mounted air conditioner. All of the bedrooms are carpeted.

Outside there is beautiful entertaining area wrapping around 2 sides of the house with views towards the river and out to the hills. Off of the

 4  2  2  3.05 ha

**Price** SOLD for \$590,000

**Property Type** Residential

**Property ID** 1218

**Land Area** 3.05 ha

### Agent Details

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main patio area is a large deck area, perfect for those summer BBQs and family gatherings. The outdoor entertaining area is surrounded by lush gardens and a nice green lawn.

There is a single carport at each end of the house and also a small workshop/garden shed all under the main roof.

There is a lovely 7.5m x 5m brick chalet with power, lighting and a wood fire which would suit many uses. There is also a 7.5m x 5m colorbond workshop with concrete floor built to match the chalet.

As a bonus this property has scheme water and 46,000L rainwater tank storage, satellite NBN and 3kW of solar panels, plus a dam for additional water for the garden!!

This property is only a few kilometres from town and would suit retirees, FIFO'S or a young family.

Book your inspection now as this property will be snapped up quick!!!

Do yourself a favour and call the exclusive listing agent Sharon Johnson on 0448 108 545 today!

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