







## Julimar Reno!

What a fantastic opportunity to score yourself the perfect renovation project.

Located out on Julimar road, under 15 min drive from Toodyay town centre. On a 12-acre block, sitting amongst the Australian bush is a quaint little 1 x 1 home.

This block is a flat battle-axe block with magnificent towering trees throughout the property. The block provides a highly secluded environment with plenty of privacy from surrounding neighbours.

We also have a couple of decent sheds, both with concrete flooring and 1 with power connected.

The property also has a bore that has been used in the past to pump water into the 5,000L water tank.

The house is a good quality steel frame and iron roof home, built on a slab. Inside we have an open kitchen space, bathroom, and open-plan living room.

Out the back of the property is an undercover patio.

Power is connected to the house and septic tanks as well. We also have a 5,000L water tank that runs into the house.

This house offers buyers a clean shell to completely renovate and create something special and unique.



Price SOLD for \$310,000
Property Type Residential

Property ID 1376 Land Area 12.00 ac

## **Agent Details**

Sam Woodford - 0408 465 029

## Office Details

Tony Maddox Real Estate 100 Stirling Tce Toodyay WA 6566 Australia 08 9574 2917



For more information or to book an inspection, contact the listing agent below!

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