

Sold

## 180 Railway Rd, Toodyay



### Avon River Views

This property is located within a few minute's drive of the Toodyay townsite, close enough to town to access all the amenities easily but far enough away that you can enjoy country living.


The 3 bedroom 1 bathroom house is built on a 4 acres (1.62Ha) block that is located along the Avon River with various native flora and fauna.

Walking in the front door you are welcomed with not only the cool colours of the house but the open living spaces that it presents. To the left of the entry passageway, you have a well-lit lounge room that boasts not only a split system air conditioner but a ceiling fan and a combustion fireplace, everything to keep you comfortable in the space of your own home while relaxing.

Going through to the open plan dining room and kitchen, you will be pleased with the spaces & items it offers. The kitchen has an immense amount of bench area with multiple cupboards including a pantry and good sized fridge recess. You have an upright gas oven/stove and a centrally located split system.

Through the hallway, you have your bathroom, toilet, laundry and bedrooms. The bathroom has a bath and separate shower with hot water provided from the solar hot water system.

The main bedroom is well-sized with a built-in robe and ceiling fan to get the airflow through the room. Bedrooms two and three are well-

 3  1  4.00 ac

**Price** SOLD for \$445,000

**Property Type** Residential

**Property ID** 1548

**Land Area** 4.00 ac

### Agent Details

Sam Woodford - 0408 465 029

### Office Details

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sized, being able to fit double beds comfortably.

Walking out the back, there is a wonderful entertaining area under a large patio that is surrounded by a small orchard that contains healthy fruit trees and green shrubbery to make it a serene place to sit and relax.

To the left of the house, there is a double carport, chook pen, wood shed and a workshop. The workshop is sectioned and has partial concrete flooring. There are also multiple vege patches/gardens that are shaded to keep the harsh sun off the ever growing plants.

It is truly a lovely spot, and with the ever-changing seasons of this beautiful countryside from this property, you get to see it all.

Properties at this price don't last long, so do yourself a favour and contact the listing agent below to book in a viewing.

Sam Woodford | 0408 465 029 | [sam@asktonym.com.au](mailto:sam@asktonym.com.au)

#### Property Features

3.3KW solar panel system

4 acres (1.62Ha)

Bore water

Split system & evaporative air conditioning

Concrete floored shed

Scheme water

Mains Power

Window treatments throughout

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.

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