

Sold

## 3 Tomkins Bend, Nunile



### Great Location!



Built in 2021, this stunning home immaculately presented and nestled in the beautiful River Hills estate just a leisurely stroll from the charming Toodyay town centre, local school, recreation centre, and public swimming pool, it offers the perfect blend of modern living and convenient location.

The heart of the home is the open plan living area, where the dining and lounge rooms seamlessly combine to create a spacious and welcoming environment. Enhanced by downlights throughout, split system air conditioning, a ceiling fan, and generous windows, this area is bathed in natural light and provides stunning views of the neighbourhood and Toodyay hills.

The gourmet kitchen features a breakfast bar, timber benchtops, ample cupboard space, an electric cooktop, and oven. The kitchen leads to a functional Scullery with good laundry space and a separate toilet, accessible from the back veranda.

The master bedroom is kept furthest from the minor bedrooms allowing parents to retreat. Boasting generous size, a great ensuite, walk-in robe, and split system air conditioning for both heating and cooling. The other two bedrooms, also spacious, come with built-in robes and offer comfort and convenience.

Situated on a 1026m<sup>2</sup> block, the property boasts extensive gardens

 3  2

**Price** SOLD for \$625,000  
**Property Type** Residential  
**Property ID** 1659

### Agent Details

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### Office Details

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around the house and gravel pathways for easy maintenance. The elevated front veranda is perfect for enjoying the setting sun and cool afternoons or for savouring your morning coffee, while the back area offers greater privacy for dinners around the outdoor fire.

Easy access is provided by a concrete driveway leading to a double carport and a powered shed, ideal for storage and as a workshop. The property is equipped with solar panels for added energy efficiency, and mains power, deep sewerage, and NBN are all connected.

Offering a quality home with modern amenities in a picturesque and friendly community, this property provides the ideal town living experience. Don't miss out on this exceptional opportunity—call now to book a viewing and make this near brand-new home your own.

**Property Features:**

- Built in 2021
- Located in River Hills Estate (Toodyay)
- Short stroll to the town centre, local school, recreation centre, and public swimming pool
- Three spacious bedrooms
- Two bathrooms and three toilets
- 1026m<sup>2</sup> block
- Concrete driveway
- Double carport
- Concrete floor and powered shed
- Nice gardens
- Solar panels for energy efficiency
- Mains power connected
- Deep sewerage connected
- NBN connected

**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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