

Under Contract

## 33 Rayner Loop, Nunile



### Newly Built Family Home in Prime Toodyay Location

Introducing a never-lived-in double brick home, located in the popular River Hills Estate just outside of Toodyay. This quality-built residence combines the best of modern living with the serenity of country life, all while being within easy walking distance to town, the local district high school, and the recreation centre with a public swimming pool. Whether you're looking for a peaceful escape or a family-friendly environment, this home offers the perfect lifestyle balance.

Set on a generous 875m<sup>2</sup> block, this 4-bedroom, 2-bathroom home with an additional study or TV/games room provides ample space for comfortable living. The large main bedroom is a private retreat, featuring a split system air conditioner for year-round comfort, a spacious walk-in wardrobe, and an ensuite bathroom designed with luxury in mind. Enjoy top-tier finishes with a modern shower, freestanding bathtub, vanity, and enclosed toilet.

The three minor bedrooms all feature built-in robes and lovely views. The second bathroom echoes the quality of the ensuite, with high-end finishes, including a glass shower screen, floating vanity, freestanding bathtub granite tops, and toilet.

At the heart of the home lies the open-plan living area. The expansive lounge and dining spaces can easily accommodate large gatherings, making it the perfect setting for family celebrations or casual get-

4 bedrooms 2 bathrooms

**Price** \$690,000  
**Property Type** Residential  
**Property ID** 1682

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together with friends. The gourmet kitchen, Boasting striking granite benchtops and splashbacks, a large island bench, a 900mm oven with a gas cooktop, and ample storage with soft-close cupboards and drawers, this kitchen will inspire both everyday meals and culinary creations.

Beyond the interior, the large 875m<sup>2</sup> block provides a blank canvas for new buyers to make their mark. Whether you envision adding a large shed, creating a vibrant garden oasis, or establishing a custom outdoor entertaining area, the possibilities are endless. The property's elevated position ensures that no matter what you decide to do with the space, you'll always enjoy stunning views of the surrounding countryside. This outdoor space is perfect for those who want to embrace the relaxed country lifestyle while still having the flexibility to create a home that suits their needs.

A double garage and concrete driveway providing excellent car storage and ease of access.

Enjoy the tranquility of country living while staying connected to everything Toodyay has to offer, from schools and shops to leisure activities.

Don't miss the opportunity to be the first to live in this stunning new home. With its prime location, thoughtful design, and high-quality finishes, it's the perfect place to create lasting memories.

For more information or to book in a viewing don't hesitate to get in touch with the local agent below.

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