

Sold

## 67 Adenanthus Rd, Toodyay



### Serene Toodyay Property!

Located just 10 minutes from Toodyay's town centre and conveniently on the Perth side, this 3-acre bush property offers a tranquil, nature-filled setting with native trees, shrubs, and wildflowers. The 3x2 house sits privately toward the back of the block, with gated entry and a winding driveway that leads to the house, garage, and garden sheds, plus ample parking and a carport alongside the house.

The home's exterior features front and rear verandas, perfect for evening relaxation while taking in the sunset views. Upon entry, you'll find the main bedroom to the left, complete with new carpeting, a walk-in robe, and a split system for heating and cooling. The ensuite includes a shower and toilet for added convenience.

To the right of the entry is the open-plan lounge, flowing seamlessly into the dining area and large kitchen. Two large windows bring in natural light and offer views of the bush block, while the spacious kitchen features plenty of bench and cupboard space, a walk-in pantry, and a large fridge recess alongside the oven cabinetry. From the kitchen, step through to the laundry, which includes a linen cupboard, and onward to a versatile mudroom or storage area.

Off the dining area is a hallway leading to two minor bedrooms, both with new carpets, air conditioning, and wardrobe alcoves. A front sitting room provides a lovely view over the property and direct access to the

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1707

### Agent Details

Sam Woodford - 0408 465 029

### Office Details

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main veranda. The home's main bathroom includes a shower over the bath and a toilet.

With its private bush setting, spacious interiors, and practical features, this property is perfect for those looking to embrace a relaxed, rural lifestyle. Whether you're enjoying the sunsets from the verandas or exploring the natural surroundings, this is a home that truly offers peace and space. Don't miss the chance to make this pleasant retreat your own.

For more information or to book in a viewing please contact the listing agent below.

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

### Key Details

- 120,000L tank water supply (no scheme water)
- Additional poly tanks (4,000L and 10,000L)
- Solar-powered automatic gate
- Solar hot water system and 3.3kW solar panels
- Air conditioning throughout bedrooms and living areas
- 6x6m garage with concrete flooring (not powered) and three garden sheds
- New carpets throughout the home
- Annual rates: approx. \$2,100

**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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