

# 1216 Northam-Toodyay Road, Toodyay



## Rural Estate With Avon River Frontage

Nestled along the serene Avon River, this breathtaking 63-acre estate offers the perfect combination of luxury, space, and rural charm. With approximately 1km of river frontage, the property provides a stunning natural setting and a peaceful retreat. As you walk through the home, you'll first be welcomed by the expansive open-plan living, kitchen, and dining areas at the heart of the home, designed for family comfort and entertaining. Large windows frame the stunning views of the rolling hills and Avon Valley, creating a peaceful ambience throughout. High ceilings throughout the home enhance the sense of space and light, adding to the airy, open feel.

To the right side of the home, you'll find the private main bedroom, featuring a huge walk-in wardrobe and a spacious ensuite with a double vanity. Adjacent to the main bedroom is the cozy theatre room, complete with solid barn doors, and a study perfect for a quiet workspace. At the far end of this section is the double garage, offering ample parking and storage.

On the left side of the home, a hallway leads to three generously sized minor bedrooms, each with built-in wardrobes. The main bathroom and laundry are conveniently located nearby. Off the minor bedrooms, you'll also find a dedicated kids' retreat or playroom—an ideal space for

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**Price** \$1,299,000  
**Property Type** Residential  
**Property ID** 1771

### Agent Details

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little ones to unwind and have fun.

Built with handcrafted Sandalford bricks, the double-brick home features tile flooring, with plush carpet adding warmth to the theatre room and main bedroom. The kitchen is a true highlight, offering ample stone benchtop space, including a central island bench that provides both extra prep space and an ideal spot for casual dining. A spacious walk-in pantry offers abundant storage, keeping everything organized. Comfort is assured year-round with ducted air conditioning, instant gas hot water, and downlights illuminating every space. The home is also eco-friendly, equipped with a 5kW solar system. The property also benefits from scheme water, a valuable feature for rural living.

Stepping outside to the back, you can enjoy a full-length verandah, perfect for soaking in the breathtaking views of the Avon Valley. Whether you're enjoying a morning coffee or hosting a BBQ, this outdoor space is perfect for year-round enjoyment. The east side of the property backs onto a beautiful nature reserve, ensuring added privacy and a stunning natural backdrop.

#### A Hobby Farmer's Dream

With 63 acres of fully arable land, this property is a rare opportunity for hobby farmers, horse owners, or those looking to embrace a self-sufficient lifestyle. The quality soil is ideal for cropping, while the fully fenced property offers plenty of space for livestock, horses, orchards, or large-scale vegetable gardens.

The high-spec shed is well-equipped for farming or workshop needs, featuring two electric roller doors, 3-phase power, an insulated ceiling, ample lighting, and a concrete floor—perfect for storing machinery, tools, or setting up a workspace.

#### The Best of Country Living

Located just 10 minutes from Toodyay and 15 minutes from Northam, this exceptional property offers peaceful country living without sacrificing modern comforts. Whether you're looking for a spacious family home, a picturesque rural retreat, or the perfect setup for a hobby farm, this estate is a one-of-a-kind opportunity.

For more information or to book in an inspection please contact the listing agent below.

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